

SANDEEP BHATIA
Mobile : 8169982050



5215

Saving A/C No 10079378432	RLMS REF. NO.	CRM
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Tie up Project ID RERA	CIF 1 2 3
RAAS	PAE / Take Over / New / Resale / Top up / LAP

Applicant Name MIAYUR PRAKASH PAWAR
Co-Applicant Name MANJIRE M. PAWAR
Co-Applicant Name
Co-Applicant Name
Contract (Resi) _____ Mobile _____

Loan Amount 20 Lakh	Tenure 180 m
Interest Rate _____	EMI _____
Loan Type TL	SBI LIFE
Moratorium Require Yes/No <input checked="" type="checkbox"/>	Moratorium Period NIL

Property Location THANE
Property Cost 125 Lakh
Name of Developer / Vendor

RBO - NAVI MUMBAI ZONE - AO EAST Branch Vashi Turbhe (Code No.) 03736	
Contact Person SANDEEP BHATIA	Mobile No. 8169982050
SORCIER CONSULTANCY SERVICES LLP HLC CODE: MUM00755/MAHHLCC00116 CONTACT NO.: +91 8169982050 EMAIL ID : sandeep.bhatia248@gmail.com	Mobile No. _____ Email ID _____

	NAME	DATE
SEARCH - 1	ITR VERIFICATION	
SEARCH - 2	RESIDENCE VERIFICATION	} Sanath 18/3/24
VALUATION - 1	OFFICE VERIFICATION	
VALUATION - 2	SITE INSPECTION	

HLST / BST / BM / ALONGWITH Mob No. **SANDEEP BHATIA 8169982050**

NOTE : NIL U/S 33, 12 5

1.
2.

V. S. JADON & CO. VALUERS LLP

1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, SANPADA, OPP. JUINAGAR
RAILWAY STATION, NAVI MUMBAI 400 706. TEL: 022-27758396/27758395.
Email: sbi@vsjadon.com. vsjevaluer@gmail.com. Web site: www.vsjadon.com

VALUATION REPORT

Date: 29/07/2016.

Name of Branch : SBI RACPC Vashi Turbhe

Name of Customer (s)/ Borrowal Unit : Mrs. Manjari Pawar & Mr. Mayur Pawar

1	Customer Details									
	Name		Mrs. Manjari Pawar & Mr. Mayur Pawar.							
	Apl No		NA							
2	Property Details									
	Address		Flat No. 602, 6 th Floor, C4 Building, Park View, Survey No. 242/1/1A/1, 7/26, Village Kavesar, G.B. Road, Thane-400 607.							
	Nearby Landmark/ Google Map Independent access to the property		Near New Horizon School.							
3	Document Details									
	Layout Plan		Yes/No		Name of Approving Auth		Approval No		None	
	Building Plan		Yes/No		NA		Approval No		None	
	Construction Permission		Yes/No		NA		Approval No		None	
	Legal Documents		Yes		I. Copy of Index II Verified. 8805/2016				Dated: 12/07/2016.	
4	Physical Details									
	Adjoining Property	East	Building	West	Building	North	Road	South	Building	
	Matching of Boundaries		NA	Plot Demarcated	NA	Approved Land Use (Industrial/ Commercial/ Residential)	Residential	Type of Property	Flat (2 BHK)	
	No of room	Living/ Dining	One	Bed Room	Two	Toilets/Bath	Two	Kitchen	One	
	Total No of Floor	Stilt + 15th Floors with 2 Lifts.	Floor on which the property is located: 6 th Floor	Approx age of the Property	Under Construction	Residual Age of the Property	60 Years	Type of structural -RCC framed/st one/BB/ masonry	RCC Framed Structure	
5	Tenure/Occupancy Details									
	Status of Tenure		Vacant		No of years of Occupancy: NA		Relationship of tenant or owner		NA	
6	Stage of Construction									
	Stage of Construction		85%				Flooring work is completed.		If under construction, extent of completion. - 95%	

Ref: SBI0012427/VSJC

V. S. JADON & CO. VALUERS LLP

7	Violations if any observed							
	Nature and extent of Violations		None					
8	Area Details of the property							
	Site Area	Built Up Area	765.60 Sq. Ft.	Carpet Area	638.00 Sq. Ft. (As per copy of Index II)	Saleable Area	925.10 Sq. Ft.	Remarks: None
9	Valuation							
	<p>i. Mention the as per Government Approved Rate also: 8,400/- per Sq. Ft. On Built up Area.</p> <p>ii. In Case of valuation of 20% or more in the valuation proposed by the value and the guideline value provide in the State Govt. Notification or income Tax Gazette justification on variation has to be given.</p> <p>Summary of valuation</p> <p>I. Market Rate : 10,500/- Per Sq. Ft. On Saleable Area.</p> <p>II. Expected Rental Value : 16,000/- Per Month.</p> <p>a. Land :</p> <p>b. Building : Residential Flat</p> <p>iii. Fair Market Value : 97,13,000/- (Ninety Seven Lac Thirteen Thousand Only)</p> <p>iv. Realizable Value : 87,42,000/- (Eighty Seven Lac Forty Two Thousand Only)</p> <p>v. Force/Distress Sale Value. : 74,30,000/- (Seventy Four Lac Thirty Thousand Only)</p> <p>vi. Insurable Value : Built Up Area * Cost of Construction = 765.60 X 2,500/- Rs. 19,14,000/-</p>							
10	Assumptions/Remarks		<p>1. Qualifications in TIR/Mitigation suggested, if any Technical Details given is report are taken from copies of documents furnished to us: Yes</p> <p>2. Property is SARFAESI compliant: As Per TIR</p> <p>3. Whether property belongs to social infrastructure like hospital, school, old age home etc. NA</p> <p>4. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. NA</p> <p>5. Details of last two transactions in the locality/area to be provided, if available. NA</p> <p>6. Any other aspect which has relevance on the value or marketability of the property None</p> <p>7. Internal inspection & photos not allowed.</p>					
11	Declaration		<p>i. The property was inspected by the undersigned on: 28/07/2016.</p> <p>ii. The undersigned does not have any direct/indirect interest in the above property</p> <p>iii. The information furnished here in is true and correct to the best of our knowledge.</p> <p>iv. We have submitted Valuation report directly to the bank.</p>					
12	Name address & signature of valuer with Wealth Tax Registration No.		Signature of Valuer		Date of Valuation: 29/07/2016.			
13	Enclosures Documents & Photographs (Geo stamping with date) etc.							

CUSTOMER CIR

MAYUR PRAKASH PAWAR

SS00115012_MUMB3736

REFERENCE NUMBER

DATE: 16-03-2024

TIME: 17:24:09

CONTROL NUMBER: 7,31,26,38,266

PHONE(S):

PHONE TYPE	TELEPHONE NUMBER	TELEPHONE EXTENSION
HOME	9890763720	
PHONE	7694119	
PHONE	67684117	
UNCLASSIFIED	919920900613	

CONTACT(S):

EMAIL ADDRESS
MAYUR001@GMAIL.COM

RESIDENCES:

RESIDENCE ADDRESS	RESIDENCE CODE:	DATE REPORTED:
UPL 602 TEACHERS COLONY BANDRA EAST MUMBAI UPL HOUSE MAHARASHTRA 400051		31-10-2021
RESIDENCE ADDRESS	RESIDENCE CODE:	DATE REPORTED:
CANARA BANK NAUPADA THANE ### THANE THANE MAHARASHTRA 400615		30-09-2020
RESIDENCE ADDRESS	RESIDENCE CODE:	DATE REPORTED:
C7/32 AKSHAY CHS SECTOR 15 AIROLI NAVI MUMBAI NR SAI BABA SHOPING PLAZA THANE MAHARASHTRA 400708 MAHARASHTRA 400708		10-10-2019
RESIDENCE ADDRESS	RESIDENCE CODE:	DATE REPORTED:
FLAT NO 602 BUILDING NO C4 PARKVIEW KAVESAR GHODBUNDER ROAD ANAND NAGAR THANE THANE GHODBUNDR ROAD MAHARASHTRA 400615		31-05-2017
NOT CATEGORIZED		

EMPLOYMENT INFORMATION:

EMPLOYMENT TYPE	DATE REPORTED	OCCUPATION CODE	INCOME	NET / GROSS INCOME INDICATOR	MONTHLY / ANNUAL INCOME INDICATOR
CARD	20-11-2021	OTHERS	Not Available	Not Available	Not Available

ACCOUNTS:

ACCOUNT TYPE	ACCOUNTS	ADVANCES	BALANCES	DATE OPENED
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1000

18/08/16 (A-3328) buy - 18/08
WC - 12/08

LOS NUM..... 006 3769
3736
LOS BRANCH NAME

Deepak
PAL 200

SOURCE TYPE 0008

OCAS REF ID..... 11021605198

APPLICANT NAME- ...mayur... pawar

CO-APPLICANT NAME- ...manjani.....

MOB: 992090613

LOAN AMOUNT- 85 lac

77544186245

TENURE: 20 years

SBI GEN.LTH: yes

RATE OF INTREST: 9.35%

PRAPOSAL- pcc

PROPERTY LOCATION - maine

PROPERTY COST-..... 85.5 Lakh.

RACPC: namu

POST CODE: MUM. 9990

Undertaking for
Commitment
debtors.
Present Address

Name	12017
Offer:	...

Q: 200047531069
Val -
Vastukale -
27/7/16

Name of S	9029339827
Mobile / I	

A/C No.: 36017529687

CIF No.:
NAME: Mayur. Pawar

Manjani. Govar...

TVS RSVSL
AMT
Rv/Bz
-3

CE: 1000 1039 0000
A: 1000 1037 0000

FILE No: 31394 B-53

COMPACTOR No. VST

State Bank

1000

08/08
Nikhil



12/07/2016

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 2

दस्त क्रमांक : 8805/2016

नोंदणी :

Regn.63m

(v s legal)

गावाचे नाव : 1) कावेसर

Single Search

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 7637000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 7163000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 12/07/2016

(10) दस्त नोंदणी केल्याचा दिनांक 12/07/2016

(11) अनुक्रमांक, खंड व पृष्ठ 8805/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 458300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

Meyur & Manjiri Pawar

9920900613

1) पालिकेचे नाव: ठाणे म. न. पा. इतर वर्णन : सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: सी 4 बिल्डिंग, पार्क व्ह्यू, ब्लॉक नं: कावेसर, रोड : जी.बी. रोड, ठाणे, इतर माहिती: क्षेत्र 638 चौ.फूट कारपेट + कारपार्किंग, विभाग क्र. 11/43, 2क -1 ((Survey Number : कावेसर 242/1/1क/1, वडवली 7/26 ;))

1) 638 चौ.फूट

1): नाव:-मे. अक्षर उन्नती असोसिएट्स चे मॅबर श्यामल व्ही. मोदी व मुकेश पी. देढीया यांचे तर्फे कबुलीजबाबासाठी कु.मु. म्हणून शरद आर. घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, ब्लॉक नं: उन्नती गार्डन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L

2): नाव:-राजन एन. बादेलकर, कुशल के. शाह यांचे तर्फे कु.मु. म्हणून व स्वता करिता श्यामल व्ही. मोदी व धीरज पी. शाह यांचे तर्फे कु.मु. म्हणून व स्वता मुकेश पी. देढीया यांचे तर्फे कबुलीजबाबासाठी कु.मु. म्हणून शरद आर. घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, ब्लॉक नं: उन्नती गार्डन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L

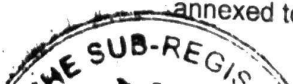
1): नाव:-मंजरी पवार - - वय:-29; पत्ता:-प्लॉट नं: सदनिका नं सी/7 3/2, माळा नं: -, इमारतीचे नाव: अक्षय सो. , ब्लॉक नं: सेक्टर 15, एरोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AKVPG5346A

2): नाव:-मयूर पवार - - वय:-31; पत्ता:-प्लॉट नं: सदनिका नं सी/7 3/2, माळा नं: -, इमारतीचे नाव: अक्षय सो. , ब्लॉक नं: सेक्टर 15, एरोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ATWPP5806C

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



08/08
NIKHIL

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 8805/2016

नोंदणी :

Regn.63m

(v s legal).

12/07/2016

BI - vashi - Turbhe
Poonam Mann

गावाचे नाव : 1) कावेसर

Single Search

Meyur & Manjiri Pवार

9920900613

- (1) विलेखाचा प्रकार करारनामा
(2) मोबदला 7637000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 7163000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: सी 4 बिल्डिंग, पार्क व्ह्यु, ब्लॉक नं: कावेसर, रोड : जी.बी. रोड, ठाणे, इतर माहिती: क्षेत्र 638 चौ.फूट कारपेट + कारपार्किंग, विभाग क्र. 11/43, 2क -1 ((Survey Number : कावेसर 242/1/1क /1, वडवली 7/26 ;))

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) 638 चौ.फूट

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. अक्षर उन्नती असोसिएटस चे मेंबर श्यामल व्ही. मोदी व मुकेश पी. देढीया यांचे तर्फे कबुलीजबाबासाठी कु.मु. म्हणून शरद आर. घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, ब्लॉक नं: उन्नती गार्डन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L
2): नाव:-राजन एन. बादेलकर, कुशल के. शाह यांचे तर्फे कु.मु. म्हणून व स्वता करिता श्यामल व्ही. मोदी व धीरज पी. शाह यांचे तर्फे कु.मु. म्हणून व स्वता मुकेश पी. देढीया यांचे तर्फे कबुलीजबाबासाठी कु.मु. म्हणून शरद आर. घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, ब्लॉक नं: उन्नती गार्डन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मंजरी पवार - - वय:-29; पत्ता:-प्लॉट नं: सदनिका नं सी/7 3/2, माळा नं: -, इमारतीचे नाव: अक्षय सो. , ब्लॉक नं: सेक्टर 15, एरोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AKVPG5346A
2): नाव:-मयूर पवार - - वय:-31; पत्ता:-प्लॉट नं: सदनिका नं सी/7 3/2, माळा नं: -, इमारतीचे नाव: अक्षय सो. , ब्लॉक नं: सेक्टर 15, एरोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ATWPP5806C

- (9) दस्तऐवज करून दिल्याचा दिनांक 12/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक 12/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ 8805/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 458300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

(i) within the limits of any Municipal Corporation or any Cantonment area

Valuation ID

201607111074

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

11 July 2016.01:27:16 PM

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग

2016
ठाणे
तालुका : ठाणे

उप मूल्य विभाग

11/43 - 2क-1) रस्त्यापासून दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक (गावठाण

क्षेत्राचे नांव

Thane Municipal Corporation

सर्व्हे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन
19700

निवासी सदनिका
91400

कार्यालय
110400दुकाने
136800औद्योगिक
110400मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-

71.148चौ.
मीटर

मिळकतीचा वापर-

निवासी सदनिका

मिळकतीचा प्रकार-

बांधीव

बांधकामाचे वर्गीकरण-

1-आर सी
सी

मिळकतीचे वय

0 TO 2वर्षे

मूल्यदर/बांधकामाचा दर-

Rs.91400/-

उद्ववाहन सुविधा

आहे

मजला -

5th to 10th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ

= (91400 * (100 / 100)) * 105 / 100

= Rs.95970/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 95970 * 71.148

= Rs.6828073.56/-

E) बंदिस्त वाहन तळाचे क्षेत्र

13.94चौ. मीटर

बंदिस्त वाहन तळाचे मूल्य

= 13.94 * (95970 * 25/100)

= Rs.334455.45/-

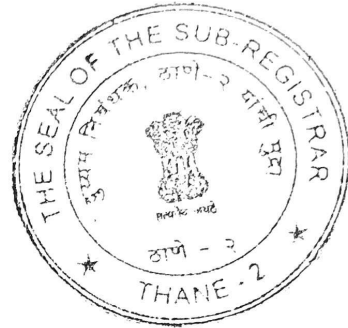
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेडॉनार्झन गजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 6828073.56 + 0 + 0 + 0 + 334455.45 + 0 + 0 + 0

= Rs.7162529.01/-



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 12th day of July, 2016 BETWEEN M/S. AKSHAR UNNATHI ASSOCIATES, PAN NO. AABAA 1327L, having its office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, a Joint Venture between M/s. AKSHAR PROPERTIES AND DEVELOPERS PVT. LTD. a body corporate duly incorporated under the provision of the Companies Act, 1956 and having its office at Aishwarya, Goshala Road, Near Municipal School, Mumbai - 400 080 & M/S. UNNATHI ESTATES, a registered Partnership firm, having their office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610 hereinafter referred to as "the BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Akshar Unnathi Associates, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the FIRST PART







AND

1) MR. RAJAN N. BANDELKAR, 2) MR. KUSHAL K. SHAH, 3) MR. SHYAMAL V. MODY having address at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, 4) MR. DHIRAJ P. SHAH & 5) MR. MUKESH P. DEDHIA, having address at Aishwarya, Goshala Road, Near Municipal School, Mumbai – 400 080, all adults, Indian Inhabitants, being the members of the Builders, hereinafter referred to as 'the CONFIRMING PARTY' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART

AND

Mrs. Manjari Pawar PAN NO. AKVPG5346A and Mr. Mayur Pawar PAN No: ATWPP5806C having his/her/its/their address at **C/7, 3:2, Sector-15, Akshay CHS, Airoli, Navi Mumbai - 400708** hereinafter referred to as the 'PURCHASER'S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the THIRD PART;

In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

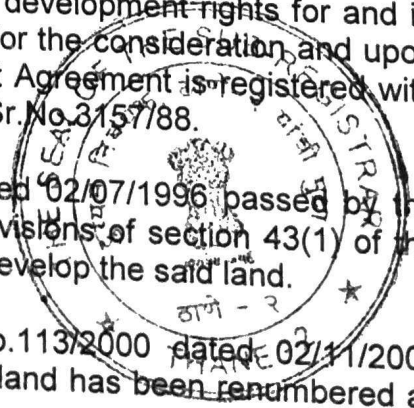
WHEREAS :

l) a) Shri Waman alias Ziprya Joma Tanki (hereinafter referred to as "the said Waman") during his lifetime acquired the property bearing Survey No.242, Hissa No.1(P), admeasuring 20,400 sq. mtrs., situate, lying and being at village Kavesar, Taluka and District Thane, (hereinafter referred to as the "said Land") under the provisions of the Tenancy Act.

b) By and under Agreement for Development dated 29/04/1988 (hereinafter referred to as "the said First Agreement") made and executed between M/S. Oorvi Estate and Investment Pvt. Ltd. (hereinafter referred to as "the said Oorvi") therein referred to as the Developers of the One Part and the said Waman & others therein referred to as the Owners of the other part, the Owners therein granted the development rights for and in respect of the Said land to the Developers therein at and for the consideration and upon the terms and conditions therein contained. The said First Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. 3157/88.

c) By an order bearing No.TD/6/TNC/S.R.-26/96 dated 02/07/1996 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of section 43(1) of the Tenancy Act, the said Waman was allowed to sell and/or develop the said land.

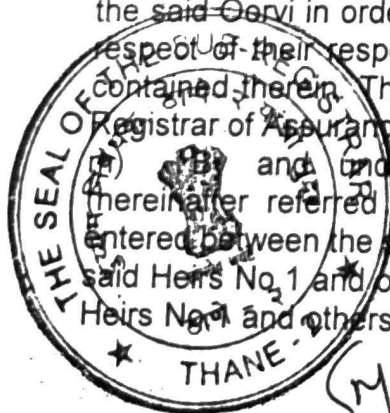
d) By an order bearing No. Land Survey/DU.R.No.113/2000 dated 02/11/2000 issued by T.I.L.R and as per Hissa Form No.12, the said land has been renumbered as Survey No.242/1/1.



Handwritten signatures and initials.

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- e) By an order No.ULC/TA/TE.NO.4/KAVESAR/SR-86-308 dated 14/01/2004 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the 'Ceiling Act'), the said Waman was declared as Surplus land holder to the extent of 2656 sq. mtrs. out of the said land while 11,994 sq. mtrs. out of the said land was reserved for park and further 5250 sq. mtrs. was reserved for road. The portion admeasuring 500 sq. mtrs. out of the said land was declared retainable (hereinafter referred to as the retainable portion) which falls under residential Zone as per the aforesaid order.
- f) By an order bearing No. Kavesar -86 dated 28/01/2004 the Additional Collector Thane and Competent Authority has issued notice under Section 10(1) of the Ceiling Act, in respect of the surplus area of 2656 sq. mtrs out of the said land.
- g) The said Waman died intestate on 05/07/2004 leaving behind him his three sons (1) Shri Ananta (2) Shri Ganesh (3) Shri Dattatray & two daughters (4) Smt. Kalubai and (5) Smt. Mangalibai (hereinafter referred to as "the said Heirs") as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.
- h) By an order bearing No. Kavesar-86 dated 26/10/2004, the Additional Collector Thane and Competent Authority has issued notice under Section 10(3) of the Ceiling Act, in respect of the surplus area of 2656 sq. mtrs. out of the said land.
- i) By an order bearing No. Kavesar - 86 dated 05/03/2005, the Additional Collector Thane and Competent Authority has issued notice under Section 10(5) of the Ceiling Act, in respect of the surplus area of 2656 sq. mtrs. out of the said land.
- j) After the demise of the said Waman, the said Oorvi approached the said Heirs requesting them to confirm the said First Agreement. After due negotiations the said Heirs excluding Ganesh Waman Tanki i.e. the said Heirs No.2, agreed to confirm the said First Agreement.
- k) By and under a Supplementary Agreement dated 02/05/2005 (hereinafter referred to as "the said First Supplementary Agreement dated 02/05/2005) made and entered into between the said Oorvi therein referred to as the Developers of One Part and the said Heirs No.3 to 5 & others therein referred to as the Owners of the other Part confirmed the said First Agreement and granted the development rights in respect of their respective 1/5th undivided share i.e. an area admeasuring 12240 sq. mtrs., right and interest to the said Oorvi at or for the consideration and upon the terms and conditions therein mentioned. The said First Supplementary Agreement dated 02/05/2005 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.3690/05.
- l) In pursuance of the said First Supplementary Agreement dated 02/05/2005 the said Heirs No.3 to 5 & others executed even dated Power of Attorney (hereinafter referred to as "the said POA dated 02/05/2005") in favour of the persons nominated by the said Oorvi in order to enable them to carry out all acts, deeds, matters and things in respect of their respective undivided share, right, title and interest in the said land as contained therein. The said POA dated 02/05/2005 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.467/05.
- m) By and under a separate Supplementary Agreement dated 09/05/2005 (hereinafter referred to as "the said Second Supplementary Agreement) made and entered between the said Oorvi therein referred to as the Developers of One Part and the said Heirs No.1 and others therein referred to as the Owners of the other Part, the said Heirs No.1 and others confirmed the said First Agreement and granted the development



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rights in respect of their 1/5th undivided share, right and interest held by them in the said land i.e. an area admeasuring 4080 sq. mtrs. The said Second Supplementary Agreement is registered with the Sub-Registrar of Assurances at Thane under Sr.No.3914/05.

n) In pursuance of the said Second Supplementary Agreement, the said Heirs No.1 and others executed even date Power of Attorney (hereinafter referred to as "the said POA dated 09/05/2005") in favour of the said Oorvi to enable them to carry out all acts, deeds, matters and things in respect of their undivided share, right, title and interest in the said land. The said POA dated 09/05/2005 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.485/05.

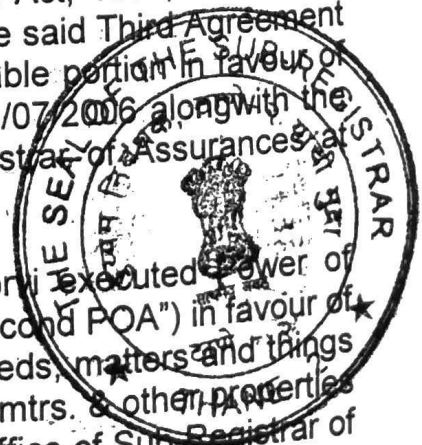
o) By and under Development Agreement dated 22/07/2005 r/w Deed of Confirmation dated 27/03/2008 (hereinafter collectively referred to as the said First Agreement) entered into between the said Oorvi therein referred to as the Assignors of the one part and the M/s. Unnathi Estates (hereinafter referred to as 'the said Unnathi') therein referred to as the Assignees of the other part, the Assignors therein by retaining 500 sq. mtrs. of area of the said land with themselves which was declared as retainable and a part of the residential zone under the aforesaid order u/s 8(4) of the Ceiling Act, assigned the development rights together with the benefits acquired by them for and in respect of an area admeasuring 19900 sq. mtrs. out of the said land to the said Unnathi (hereinafter referred to as "the said larger property") and more particularly described in the Second Schedule hereunder written at and for consideration and upon the terms and conditions therein contained. The said Second Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.2673 on 27/03/2008.

p) In pursuance of the said Second Agreement the said Oorvi executed Power of Attorney dated 27/03/2008 (hereinafter referred to as "the said First POA") in favour of the said Unnathi to enable them to carry out all acts, deeds, matters and things in respect of the said larger Property. The said First POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.367/2008.

q) By and under Exchange of Development Rights Agreement dated 28/10/2005 (hereinafter referred to as the "said Third Agreement") said Oorvi, with the consent and knowledge of the party of the Third Part therein, agreed to assign, transfer and assure to the party of the Twelfth part therein i.e. the said Unnathi, the development rights in respect of the property described in the Seventh Schedule thereunder written i.e. the said retainable portion admeasuring 500 sq. mtrs. out of the said land along with other properties and in exchange thereof, the Purchasers, with the consent and knowledge of the Party of the Fourth to Eleventh Part therein, agreed to assign and transfer and assure to the said Oorvi, the development rights in respect of the property described Firstly, Secondly, Thirdly and Fourthly in the Eighth Schedule thereunder written at and for consideration and upon the terms and conditions therein contained.

r) Since the said Third Agreement had remained to be lodged for Registration within the prescribed time limit under the provisions of the Registration Act, 1908, the parties thereto by a Deed of Confirmation dated 11/07/2006 confirmed the said Third Agreement and granted the development rights in respect of the said retainable portion in favour of the Purchasers therein. The said Deed of Confirmation dated 11/07/2006 along with the said Third Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.5320/2006.

s) In pursuance of the said Third Agreement the said Oorvi executed Power of Attorney dated 17/07/2006 (hereinafter referred to as "the said Second POA") in favour of the said Unnathi in order to enable them to carry out all acts, deeds, matters and things in respect of the said retainable portion i.e. admeasuring 500 sq. mtrs. & other properties therein mentioned. The said Second POA is registered with the office of Sub-Registrar of Assurances, Thane under Sr. No.693/2006.



t) By a Development Agreement dated 28/11/2007 (hereinafter referred to as "the said Fourth Agreement"), made and executed between M/S. Akshar Properties And Developers Pvt. Ltd. (hereinafter referred to as "the said Company") therein referred to as the Developers of the one part and the said Heirs No.2 and others therein referred to as the Owners of the Other part, the Owners therein granted the development rights for and in respect of their undivided 1/5th share (i.e. an area admeasuring 4080 sq. mtrs.), right, title, interest in the said land (hereinafter referred to as "the undivided share of the said Heirs No.2") to the Developers therein at and for the consideration and upon the terms and conditions therein contained. The said Fourth Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.8786/07.

u) In pursuance of the said Fourth Agreement, the said Heirs No.2 and others have executed Power of Attorney of even date (hereinafter referred to as "the said third POA") in favour of the persons nominated by the said Company in order to enable them to carry out all acts, deeds, matters and things in respect of the undivided share of the said Heirs No.2 in the said land. The said Third POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.1192.

v) By a Joint Venture Agreement dated 07/02/2008 (hereinafter referred to as "the said JV Agreement") made and executed between the said Unnathi therein referred to as the party of the First Part and the said Company herein therein referred to as the party of the Second Part, the said Unnathi and the said Company have agreed to develop the said larger property jointly in the name and style of "AKSHAR UNNATHI ASSOCIATES" i.e. the Builders herein.

w) The said Heirs No.5 i.e. Smt. Mangalibai died intestate on 19/01/2009 leaving behind her Four sons 1) Shri Krishna 2) Shri Mahendra 3) Shri Ganesh 4) Shri Prakash and two daughters 5) Smt. Indubai Shivdas Patil alias Gondhale and 6) Smt. Archana Anil Keni as her only legal heirs in accordance with the provisions of the Hindu Succession Act by which she was governed at the time of her death (hereinafter referred to as the legal heirs of the said Mangalibai).

x) As per the development plans, prepared, sanctioned and in force under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Development Plans) for Thane Municipal Corporation ("the Corporation"), an area admeasuring 9920 sq. mtrs. out of the said land is reserved for park and area admeasuring 4920 sq. mtrs. is reserved for road. (The said portions reserved by the park and road are hereinafter collectively referred to as "the said affected portion"). The Builders herein, on behalf of the said Heirs, have handed over the said affected portion to the Corporation by executing two separate Declaration cum Indemnity Bond both dated 07/05/2009 in favour of the Corporation. The said two Declarations are registered with the Sub Registrar of Assurances at Thane under Sr. No.3667/2009 & 3666/2009 respectively. The said Corporation has issued the Development Rights Certificate No.118 (PARK) under Folio No. TDR/VI/RES.PARK/67/2008 dated 1st Dec 2009 and the Development Rights Certificate No.156 (ROAD) under Folio No. TDR/VI/ROAD/66/2008 dated 01/12/2009 respectively.

y) By an order bearing No. Land Survey/DU.R.No.520/2009 dated 02/06/2009 issued by T.I.L.R. and as per Hissa Form No.12, the said affected portions out of the said land has been renumbered as Survey No.242/1/1A & 242/1/1B respectively and the remaining portion of the said land admeasuring 5560 sq. mtrs. came to be renumbered as Survey No. 242/1/1C and the same is recorded vide Mutation Entry No.2489.

The Hon'ble High Court, Mumbai by its order dated 08/09/2009, passed in Writ Petition No.268/2009 has cancelled orders dated 14/01/2004, 28/01/2004, 26/08/2004 and 05/03/2005 of the Additional Collector and the Competent Authority, Urban Agglomeration, Thane which was issued under Section 8(4), 10(1), 10(3) & 10(5) of the Ceiling Act respectively, in respect of the surplus land admeasuring 2656 sq. mtrs out of

the said land and direct Agglomeration, Thane to pertaining to the said land

aa) The said Heirs and Manglibai shall henceforth

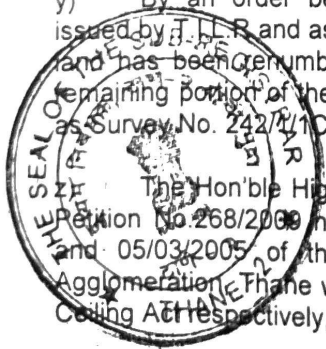
ab) By an order bearing passed by the Sub Division 43(1) of the Tenancy Act sq mtrs (hereinafter referred to) in favour of the Confirming

ac) By a Deed of Confirmation (First Deed") made and executed by the Vendors of the one part and the First Confirming Party, the Second Confirming Party, the Third Confirming Party, the Fourth Confirming Party, the Purchasers of the one part and the confirming parties of the other part and claim whatsoever and the Purchasers thereof at and for the consideration contained in the said First Deed is registered under Sr. No.1977/20

ad) By a Deed of Confirmation (Second Deed") made and executed by the Vendors of the one part and the First Confirming Party of the Second part, the Vendors of the Third part, the Vendors of the Fourth part, the Vendors therein, sold, transferred and the Purchasers therein in respect of the portions of the said land contained in the said First Deed and the Assurances at Thane

ae) By another Deed of Confirmation (Third Deed") as "the said Third Deed" made and executed by the Vendors of the one part and the First Confirming Party, the Second Confirming Party, the Third Confirming Party, the Fourth Confirming Party, the Purchasers of the one part and the confirming parties of the other part and claim whatsoever and the Purchasers thereof in respect of the portions of the said land contained in the said First Deed and the Assurances at Thane

af) By an order bearing passed by the Sub Division 43(1) of the Tenancy Act sq mtrs (hereinafter referred to) in favour of the Confirming



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the said land and directed the Additional Collector and Competent Authority, Urban Agglomeration, Thane to restore the names of the said Heirs in the record of rights pertaining to the said land.

aa) The said Heirs and legal heirs of the said Manglibai (in lieu of the deceased said Manglibai) shall henceforth be collectively referred to as 'the Original Owners'.

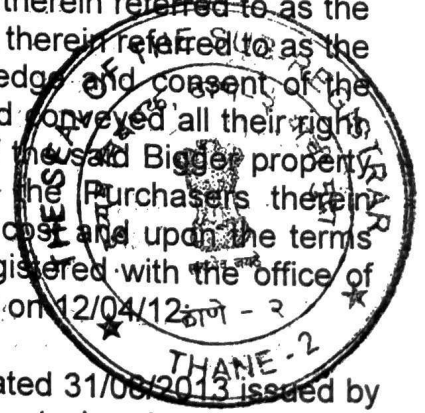
ab) By an order bearing No. TD/T.6/KV/THANE/M.P./S.R.-31/2010 dated 08/12/2010 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of section 43(1) of the Tenancy Act, said Heirs were allowed to sell the portion admeasuring 5560 sq. mtrs. (hereinafter referred to as the "said Bigger Property") out of the said land in favour of the Confirming Party herein upon the terms and conditions therein mentioned.

ac) By a Deed of Conveyance dated 30/06/2011 (hereinafter referred to as "the said First Deed") made and executed between the Original Owners therein referred to as the Vendors of the one part and Smt. Mankubai Ananta Tanki & others therein referred to as the First Confirming Party of the second part and said Oorvi herein therein referred to as the Second Confirming Party of the third part, the said Unnathi therein referred to as the Third Confirming Party of the fourth part, the said Company herein therein referred to as the Fourth Confirming Party of the fifth part, the Builders herein therein referred to as the Fourth Confirming Party of the sixth part and the Confirming Party therein referred to as the Purchasers of the seventh part, the Vendors therein with knowledge and consent of the confirming parties therein sold, transferred and conveyed all their right, title, interest and claim whatsoever in respect of the said Bigger property to the Purchasers therein and the Purchasers therein purchased the said Bigger property from the Vendors therein at and for the consideration and upon the terms and conditions therein contained. The said First Deed is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.1977/2012 on 29/02/12;

ad) By a Deed of Conveyance dated 12/04/2012 (hereinafter referred to as "the said Second Deed") made and executed between the Confirming Party therein referred to as the Vendors of the First part; the Builders herein therein referred to as the Confirming Party of the Second part and the said Unnathi therein referred to as the Purchasers of the Third part, the Vendors therein with knowledge and consent of the confirming party therein, sold, transferred and conveyed all their right, title, interest and claim whatsoever in respect of the portion of the said Bigger property admeasuring 700 sq. mtrs. to the Purchasers therein and the Purchasers therein purchased the said portion from the Vendors therein at and for the consideration and upon the terms and conditions therein contained. The said Second Deed is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3496/2012 on 12/04/12;

ae) By another Deed of Conveyance also dated 12/04/2012 (hereinafter referred to as "the said Third Deed") made and executed between the Confirming Party therein referred to as the Vendors of the One part; the said Oorvi therein referred to as the First Confirming Party of the Second part; the said Company therein referred to as the Second Confirming Party of the Third Part; the Builders herein therein referred to as the Third Confirming Party of the Fourth Part and the said Unnathi therein referred to as the Purchasers of the Fifth part, the Vendors therein with knowledge and consent of the confirming parties therein, assigned, transferred, confirmed and conveyed all their right, title, interest and claim whatsoever in respect of the portion of the said Bigger property admeasuring 500 sq. mtrs. to the Purchasers therein and the Purchasers therein acquired the said portion from the Vendors therein at free of cost and upon the terms and conditions therein contained. The said Third Deed is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3497/2012 on 12/04/12.

af) By an order bearing No. Land Survey/DU.R.No.2145 dated 31/08/2013 issued by T.I.L.R and as per Hissa Form No.12, the said Bigger property bearing Survey No.



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242/1/1C has been renumbered as Survey No.242/1/1C/1 admeasuring 4,360 sq. mtrs. & 242/1/1C/2 admeasuring 1,200 sq. mtrs respectively and the same is recorded vide Mutation Entry No.3066.

ag) By virtue of the above, the Builders are entitled to develop the portion of the said Bigger Property admeasuring 4360 sq. mtrs. which is renumbered as 242/1/1C/1 and more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the said First Property').

II) a) One Smt. Anusaya Pandurang Bhoir and others (hereinafter collectively referred to as 'the said Anusaya') were the owners of and as such absolutely seized and possessed of and/or otherwise sufficiently entitled to the property bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs., situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration District Thane and more particularly described in the Third Schedule hereunder written (hereinafter referred to as 'the said Second Property').

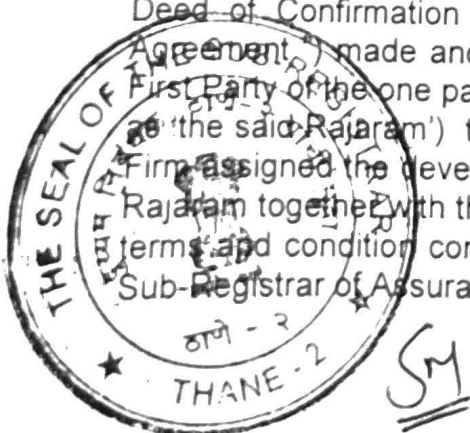
b) By a Registered Deed of Conveyance dated 19/04/1988, (hereinafter referred to as 'the said Fourth Deed') made and executed by and between Shri Dhiraj Popatlal Shah & 3 others (hereinafter referred to as 'the said Dhiraj & others') therein referred to as the Purchasers of the one part and the said Anusaya & others therein referred to as the Vendors of the other part, the Vendors therein sold, granted, assured and conveyed all their respective undivided right, title, interest and claim whatsoever in respect of the said Second Property in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein mentioned.

c) By virtue of the said Fourth Conveyance Deed, the said Dhiraj & others have become the Owners of and/or otherwise well & sufficiently entitled to the said Second property more particularly described in the Third Schedule hereunder written.

d) By and under an Agreement for Development dated 14/05/2007 r/w Deed of Confirmation dated 22/04/2008, (hereinafter collectively referred to as 'the said Fifth Agreement') made and executed by and between the said Dhiraj & others therein referred to as the Owners of the one part and M/s. AARTI ESTATES (hereinafter referred to as 'the said Firm') therein referred to as the Developers of the other part, the Owners therein agreed to entrust development rights in respect of the said Second Property in favour of the Developers therein and the Developers therein agreed to accept the same at or for the consideration and upon the terms and conditions therein mentioned The said Fifth Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3518/2008 on 23/04/2008.

e) In pursuance of the said Agreement dated 14/05/2007 the said Dhiraj & others have also executed a Power of Attorney dated 23/04/2008 (hereinafter referred to as 'the said Fourth POA') in favour of the persons nominated by the said Firm in order to enable them to do all acts, deeds, matters and things in respect of the said second property as contained therein. The said Fourth POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.466/08.

f) By an Agreement for Assignment of Development Rights dated 30/04/2008 r/w Deed of Confirmation dated 05/12/2008 (hereinafter referred to as the 'said Sixth Agreement') made and executed by and between the said Firm therein referred to as the First Party of the one part and M/S. RAJARAM CONSTRUCTION (hereinafter referred to as 'the said Rajaram') therein referred to as the Second Party of the other part, the said Firm assigned the development rights in respect of the said second property to the said Rajaram together with the benefits and advantages of the said Fifth Agreement upon the terms and conditions contained therein. The said Sixth Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No.9514 of 2008 on 05/12/2008.



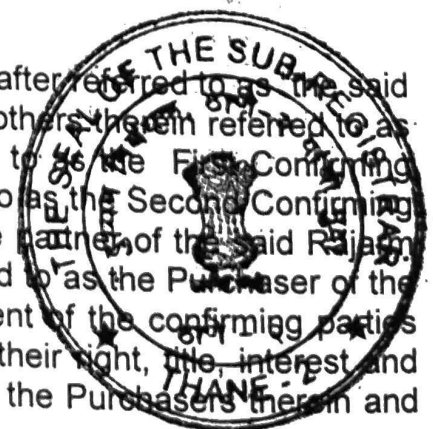
g) In pursuance of the said Sixth Agreement, the said Firm has also executed Power of Attorney dated 05/12/2008 (hereinafter referred to as 'the said Fifth POA ') in favour of the persons nominated by the said Rajaram in order to enable them to carry out all acts, deeds, matters and things in respect of the said second property as contained therein and the said Fifth POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.891/2008 on 05/12/2008 .

h) By an Agreement of Exchange of Development Rights dated 12/04/2012 (hereinafter referred to as 'the said Seventh Agreement'), made and executed by and between the Builders herein therein referred to as the Party of the First Part of the first part, the Confirming Party therein referred to as the Party of the Second Part of the second part, the said Dhiraj & others therein referred to as the Party of the Third Part of the third part, the said Firm therein referred to as the Party of the Fourth Part of the fourth part and said Rajaram therein referred to as the Party of the Fifth Part of the fifth part, the Party of the First Part therein, with the knowledge and consent of the Party of the Second Part therein, assigned, transferred and assured to the Party of the Fifth part therein the development rights for and in respect of the portions admeasuring 510 sq. mtrs. shown on the plan thereto annexed and marked as Annexure A by blue colour hatched lines and more particularly described in the Fifth Schedule thereunder written (hereinafter referred to as the said First Plot) more particularly described in the Second Schedule hereunder written out of the property described in the Third Schedule thereunder written being the said First Property hereunder written and in exchange thereof, the Party of the Fifth Part therein, with the knowledge and consent of the Party of the Third and Fourth Part therein, also assigned, transferred and assured to the Party of the First Part, the development rights for and in respect of the portions admeasuring 510 sq. mtrs. shown on the plan thereto annexed and marked as Annexure A by green colour hatched lines and more particularly described in the Sixth Schedule thereunder written (hereinafter referred to as the said Second Plot) more particularly described in the Fourth Schedule hereunder written out of the property described in the Fourth Schedule thereunder written i.e. the said Second Property more particularly described in the Third Schedule hereunder written together with the benefits and advantages of the Agreements recited therein in respect thereof respectively at free of cost upon the terms and conditions therein mentioned. The said Seventh Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3495/2012.

i) In pursuance of the said Seventh Agreement, the said Rajaram also executed Power of Attorney of even date (hereinafter referred to as 'the said Sixth POA ') in favour of the persons nominated by the Builders herein in order to enable them to carry out all acts, deeds, matters and things in respect of the Plot mentioned therein . The said Sixth POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.163/2012.

j) In pursuance of the said Seventh Agreement, the Builders herein also executed Power of Attorney of even date (hereinafter referred to as 'the said Seventh POA ') in favour of the persons nominated by the said Rajaram in order to enable them to carry out all acts, deeds, matters and things in respect of the Plot mentioned therein. The said Seventh POA is registered with the office of Sub-Registrar of Assurances, Thane under Sr. No.164/2012.

k) By a Deed of Conveyance dated 19/12/2012 (hereinafter referred to as the said Fifth Deed") made and executed between the said Dhiraj & others therein referred to as the Vendors of the First Part; the said Firm therein referred to as the First Confirming Party of the Second part; the said Rajaram therein referred to as the Second Confirming Party of the Third Part and Shri Ramesh Maruti Bhekre, the partner of the said Rajaram (hereinafter referred to as 'the said Ramesh') therein referred to as the Purchaser of the Fourth part, the Vendors therein with knowledge and consent of the confirming parties therein, assigned, transferred, confirmed and conveyed all their right, title, interest and claim whatsoever in respect of the said Second property to the Purchasers therein and



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the Purchasers therein acquired the same from the Vendors therein together with the benefit and advantage of the said Seventh Agreement at and upon the terms and conditions therein contained. The said Fifth Deed is registered with the office of Sub-Registrar of Assurances, Thane under Sr. No.430/2013 on 14/01/2013;

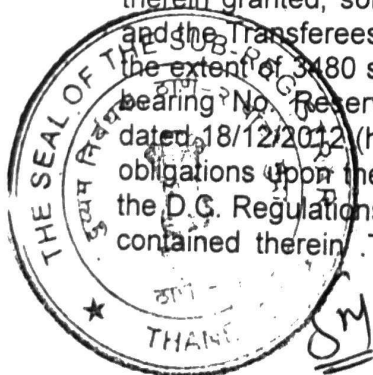
I) By a Deed of Conveyance dated 31/07/2014 (hereinafter referred to as 'the said Deed dated 31/07/2014, made and executed by and between the said Ramesh therein referred to as Vendor of the First Part, the said Firm therein referred to as the First Confirming Party of the Second Part, the said Rajaram therein referred to as the Second Confirming Party of the Third Part, the Builders herein therein referred to as the Purchasers of the Fourth Part, the Vendor therein, at the instance of the Second Confirming Party therein as well as with the consent and confirmation of the First and Second Purchasers therein the said Second Plot more particularly described in the Second Schedule thereunder written and the same being also described in the Fourth Schedule hereunder written together with the benefits and advantages of the Agreements, orders, sanctions and permissions recited therein at free of cost upon the terms and conditions therein mentioned. The said Deed dated 31/07/2014 is registered with the Sub-Registrar of Assurances at Thane under Sr. No.6312/2014.

III) All that portion of land admeasuring 3850 sq. mtrs. out of land bearing Survey No.242 Hissa No.1/1C/1 admeasuring 4360 sq. mtrs. plus the said Second Plot i.e. portion of land admeasuring 510 sq. mtrs. out of the land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs. agreeing to 4360 sq. mtrs. situate at Village-Vadavali, Taluka and District Thane more particularly described in the Fifth Schedule hereunder written and shown by brown colour boundary line on the map annexed hereto and marked as Annexure 'A' shall henceforth be collectively referred to as 'the said property'.

IV) AND WHEREAS the Builders have, through their Architect, submitted building plans in respect of the said Property, admeasuring 4360 sq. mtrs. The Municipal Corporation of city of Thane (hereinafter referred to as 'the Corporation') has sanctioned the plans in respect of the said property and has also issued Commencement Certificate in respect thereof vide V. P. No. S 06/041/12/TMC/ TDD/0736/13 dated 02/01/2013. As per the said sanctioned plan, the Builders are entitled to construct two buildings viz. Building C3 comprising of Stilt plus 14 Upper floors and Building C4 comprising of Stilt plus 1 Upper floor. A copy whereof is annexed and marked hereto as Annexure "B"

V) AND WHEREAS by order No. Revenue/K-1/TE-1/Village Kavesar/NAP/SR-40/2013 dated 26/07/2013, the Collector of Thane granted permission for Non-agricultural use in respect of the said property subject to the terms and conditions therein contained. A copy whereof is annexed and marked hereto as Annexure "C"

VI) AND WHEREAS by a Deed of Sale/Transfer of Transferrable Development Rights dated 30/08/2013 (hereinafter referred to as 'the said TDR Agreement') made and executed between Shri Janardhan K. Shinge and others therein referred to as the Transferors of the first part, the said Unnathi therein referred to as the Confirming Party of the second part and the Builders therein referred to as the Transferees of the third part, the Transferors therein with the consent and knowledge of the Confirming Parties therein granted, sold, transferred, conveyed and assured unto the Transferees therein and the Transferees therein purchased and acquired from the Transferor therein TDR to the extent of 3480 sq. mtrs. out of 9080 sq. mtrs. issued by the Corporation under DRC bearing No. Reservation 153, Folio No.TDR/6/Park Res.3/68/2008/TDR/SECTOR VI dated 18/12/2012 (hereinafter referred to as 'the said TDR') together with the rights and obligations upon the Transferees therein to use the said TDR as per the provisions of the D.C. Regulations 1994 at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of



Assurances at Thane under Sr.No.6895. A copy of the said TDR Certificate is annexed and marked hereto as Annexure "D"

VII) AND WHEREAS subsequently, the Builders have submitted revised plan in respect of the said property by loading the said TDR upon the said property to the Corporation for its approval and the Corporation has approved the same and has also issued Commencement Certificate in respect thereof vide V.P. No. S 06/0141/12/TMC/TDD/1121/14 dated 28/03/2014. A copy whereof is annexed and marked hereto as Annexure "E". As per the sanctioned plan, the Builders are entitled to construct the said buildings viz. Building C3 comprising of Gr. (Pt.) + St. (Pt.) + 14th + 15th (Pt.) upper floors and Building C4 comprising of Gr. (Pt.) + St. (Pt.) + 15 Upper floors.

VIII) AND WHEREAS the Builders have availed term loan facility up to a limit of Rs.20,00,00,000/- (Rupees Twenty Hundred Lacs i.e. Twenty Crores only) from Aditya Birla Finance Limited (hereinafter referred to as 'the said Bank') and as a security for repayment of the said loan amount alongwith interest & other monies that may become due & payable to the said Bank, the Builders have created Mortgage (Without Possession) in respect of the said property alongwith another property in favour of the said Bank by depositing the title deeds with the said Bank vide Deed of Mortgage (Without Possession) dated 26/06/2014, registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN2 / 5311 / 2014 (hereinafter referred to as 'the said Mortgage Deed').

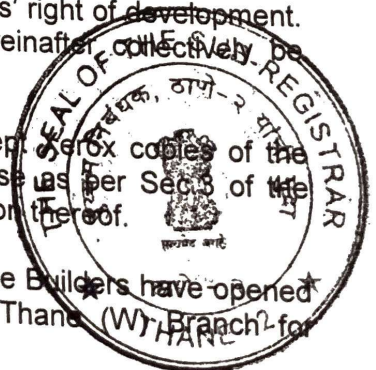
IX) AND WHEREAS the Builders have entered into a standard agreement with M/s. Godbole Mukadam & Associates, Architects and Interior Designers and the said agreement is as per the prescribed format prescribed by the Council of Architect, whereas the Builders have also appointed RCC specialist and Structural Engineer M/s. R.C.Tipnis for preparation of the structural designs and drawings of the buildings on the Builders accepting the professional supervision of the Architects and the structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake resistant and a copy of the certificate in respect thereof is hereto annexed and marked as Annexure 'F'.

X) AND WHEREAS the Purchaser has demanded from the Builders and the Builders have given inspection to the Purchaser of all the documents of title relating to the said property, building plans as well as specifications and designs thereof prepared by the Architects, Orders passed by the concerned authorities and of such other documents as are specified under Maharashtra Ownership Flats (Regulations, Promotion of construction, sale, Management and transfer) Act, 1963 and the Rules made thereunder (hereinafter called 'the MOF Act').

XI) AND WHEREAS a copy of the certificate of Title issued by the Advocate of the Builders, copy of 7/12 Extracts showing the nature of the title of (a) the said Confirming Party to the said First property and (b) the Builders herein to the said Second Plot and copies of the floor plans and specifications of the flat agreed to be purchased by the Purchaser have been annexed hereto and marked as Annexure 'G', 'H' & 'I' respectively. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the said property and Builders' right of development. The said Confirming Party and the Builders herein, shall hereinafter collectively be referred to as 'the said Owners'.

XII) AND WHEREAS the Builders have displayed and/or kept seven copies of the documents, plans and specifications referred to in above clause as per Sec 3 of the MOF Act at the site and permitted the Purchaser to take inspection thereof.

XIII) AND WHEREAS pursuant to the said Mortgage Deed, the Builders have opened an escrow account in the Indusind Bank, Damani Estate, Thane (W) Branch for depositing all receivables from the project with the said Bank.



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XIV) AND WHEREAS the Purchaser has applied to the Builders for allotment of flat bearing No. 602 on 6 floor in Building No. C4 (hereinafter referred to as 'the said Building') of PARK VIEW (hereinafter referred to as 'the said flat').

XV) AND WHEREAS the Purchaser has, prior to the execution of these presents, furnished to the Builders a letter of awareness addressed to the said Bank regarding the aforementioned mortgage created in respect of the said property and their willingness to purchase the said flat with the knowledge of the same.

XVI) AND WHEREAS the Builders have, prior to the execution of these presents, obtained written NOC dated 04/07/2016 from the said Bank in respect of the sale of the said flat to the Purchaser herein. The Builders hereby agree to furnish the copy thereof to the Purchaser on or before execution hereof.

XVII) AND WHEREAS the Purchaser has also inspected the said property and has himself fully acquainted with the state thereof and has agreed to acquire the said flat from the Builders on what is popularly known as ownership basis at and for the price and on the terms and conditions and covenants mutually agreed upon by and between the parties hereto.

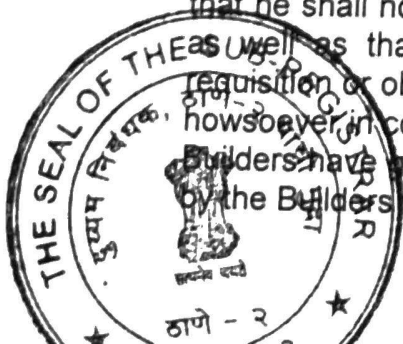
XVIII) AND WHEREAS relying upon the said application and agreement, the Builders have agreed to sell to the Purchaser the said flat at the price and on the terms and conditions hereinafter appearing.

XIX) AND WHEREAS under Sec.4 of the MOF Act, the Builders are required to execute a written agreement for sale of the said flat to the Purchaser being in fact these presents and also to register the said agreement for sale under the MOF Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builders shall construct two Buildings Viz. Building C3 comprising of Gr. (Pt.) + St. (Pt.) + 14th + 15th (Pt.) upper floors and Building C4 comprising of Gr. (Pt.) + St. (Pt.) + 15 Upper floors on the said property in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Builders may deem fit and the Purchaser hereby consents to the same. The Builders shall, however be entitled to make any variations, alterations, revisions, additions (being additional floor/s or building/s) or amendments in the said plans or specifications of the said buildings and/or layout plans if desired by the Builders or if required to be made for the purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the area of the flat agreed to be purchased by the Purchaser, then and in such event, the Builders shall obtain consent of the Purchaser in writing.

2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the said Owners to their respective property including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title of the respective said Owners as well as that of the Builders' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further, prior to the execution of these presents, the Builders have given the Purchaser an express notice of the rights reserved and retained by the Builders for themselves as well as for their nominees and assigns.



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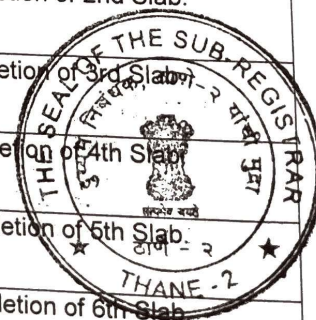
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3. While sanctioning the said plans, concerned local authority has laid down terms, conditions stipulations and restrictions which are to be observed and performed by the Builders while developing the said property and the said building and up observance and performance of which only the completion and Occupation Certificate in respect of the said building shall be granted by the concerned local authority.

4. The Purchaser hereby agrees to purchase from the Builders and the Landlord hereby agrees to sell to the Purchaser Flat bearing No. 602 on the 6 floor of Building No. C4 (hereinafter referred to as 'the said Building') of "Park View" having carpet area of 638 square feet equivalent to 59.27 sq. mtrs. (to be/being constructed on the said property and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'I' (hereinafter referred to as 'the said flat') at or for the price of **Rs.76,37,000/- (Rupees: Seventy Six Lakh Thirty Seven Thousand Only)** including the proportionate price of the "Common areas and facilities" and / or limited common area and facilities appurtenant to the said flat. The Builders also agrees to allot one mechanical Parking space to the Purchaser. The proposed carpet area of the said premises would be as per the approved plans and may reduce marginally as a result of physical variations due to tiling, ledges, plaster, skirting, RCC column, door Jam/s & door frame, railings, etc. However, the said Purchase price shall remain unchanged for such marginal reduction. The list of the amenities to be provided by the Builders in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'J' & 'K' hereto respectively. However, the Purchaser agrees & confirms that the Builders have the absolute right to change the fixtures, fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Builders. In such circumstances, the Builders shall substitute the fixtures, fittings and amenities without any approval of the Purchaser in as such similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Builders to offer at the earliest the possession of the said flat and/or for any other reason whatsoever.

5(a). The Purchaser hereby agrees to pay to the Builders the aforesaid purchase price of **Rs. 76,37,000/-** as under :

i)	20.00 %	Rs. 15,27,400/-	On or before execution this agreement by the way of advance/earnest money
ii)	10.00 %	Rs. 7,63,700/-	On or Before completion of Plinth
iii)	4.00 %	Rs. 3,05,480/-	On or before completion of 1st Slab.
iv)	4.00 %	Rs. 3,05,480/-	On or before completion of 2nd Slab.
v)	4.00 %	Rs. 3,05,480/-	On or before completion of 3rd Slab.
vi)	4.00 %	Rs. 3,05,480/-	On or before completion of 4th Slab.
vii)	4.00 %	Rs. 3,05,480/-	On or before completion of 5th Slab.
viii)	3.50 %	Rs. 2,67,295/-	On or before completion of 6th Slab.



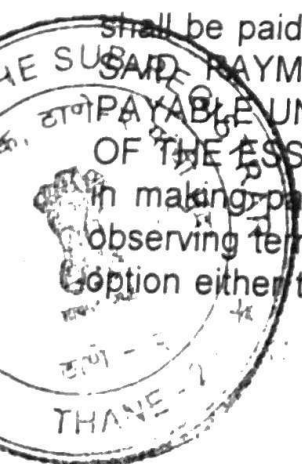
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ix)	3.50 %	Rs. 2,67,295/-	On or before completion of 7th Slab.
x)	3.50 %	Rs. 2,67,295/-	On or before completion of 8th Slab.
xi)	3.50 %	Rs. 2,67,295/-	On or before completion of 9th Slab.
xii)	3.50 %	Rs. 2,67,295/-	On or before completion of 10th Slab.
xiii)	3.50 %	Rs. 2,67,295/-	On or before completion of 11th Slab.
xiv)	3.00 %	Rs. 2,29,110/-	On or before completion of 12th Slab.
xv)	3.00 %	Rs. 2,29,110/-	On or before completion of 13th Slab.
xvi)	3.00 %	Rs. 2,29,110/-	On or before completion of 14th Slab.
xvii)	3.00 %	Rs. 2,29,110/-	On or before completion of 15th Slab.
xviii)	3.00 %	Rs. 2,29,110/-	On or before completion of 16th Slab.
xix)	3.00 %	Rs. 2,29,110/-	On or before completion of Brick work of the said premises / flat
xx)	3.00 %	Rs. 2,29,110/-	On or before completion of Plaster Work of the said premises / flat
xxi)	3.00 %	Rs. 2,29,110/-	On or before completion of Plumbing work of the said premises / flat
xxii)	3.00 %	Rs. 2,29,110/-	On or before completion of Flooring Work of the said premises / flat
xxiii)	2.00 %	Rs. 1,52,740/-	On or before the said premises being notified by the builders completed and ready for occupation/Inspection

The Amount payable as per the terms of this Agreement for the items, such as plinth, casting of slabs, construction of brick walls etc. already completed prior to the date of execution of this Agreement, shall be deemed to be due from the Purchaser/s on the date of this Agreement in addition to the earnest money

The Builders shall send a written intimation to the Purchaser demanding payment of the installment of the purchase price to be paid by the Purchaser within the period mentioned in such intimation when the same falls due as per clause 5(a) above. The Purchaser confirms that the installments payable by the Purchaser under these presents shall be paid on due date without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE BUILDERS IS OF THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts or commits any default in observing terms and conditions of this agreement, the Builders shall be entitled at their option either to terminate this Agreement or to charge interest at the rate of 24 % per



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property in the manner deemed fit by them without any further or other consent in concurrence from the Purchaser and other purchasers in future

9 It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities and amenities along with the said flat. However, the Purchaser has taken note of and has also agreed with the Builders that the Builders have right to use and enjoy at all times the facilities like all compulsory open spaces, internal common roads, pathways, garden, club house, recreation ground and facilities, playing equipments, open space, storm water drainage, common areas and facility, limited common area and facility, sewerage lines, water courses, electricity-cables, electrical substation, telephone cables, under-ground and overhead water tanks, Water pipe line, pump room, auxiliary tank, common lighting, dish antenna, common antenna, cable video, meter rooms, servants common toilets, lifts, society office room, stilt in the Compound and Machine Room and all such facilities finally that may be provided by the Builders and also grant the user an enjoyment thereof to any other buildings and occupants thereof that may be constructed by them or their nominees or associates in the locality.

10. The Purchaser shall use the said flat or any part thereof or permit the same to be used only for the purpose for which it is meant and for no other purpose whatsoever. He shall use the garage or parking space only for the purpose of keeping or parking his own vehicle. The Purchaser agrees not to change the user of the said flat without prior consent in writing of the Builders and any unauthorised change of user by the Purchaser shall render this Agreement voidable at the option of the Builders and the Purchaser shall not be entitled to any right arising out of this Agreement.

11. The Builders have informed to the Purchaser and the Purchaser is aware that as per the Scheme envisaged by the Builders:

a) They intend to develop the said property to be known as "PARK VIEW";

a.2) The Builders shall construct 2 buildings being Building C3 comprising of Gr. (Pt. + St. (Pt.) + 14th + 15th (Pt.) upper floors and Building C4 comprising of Gr. (Pt.) + 15 Upper floors on the said property. The Builders reserve their right to construct such additional floors and/or buildings as they, in their absolute discretion may desire. The Purchaser hereby fully acknowledges and confirms the rights of the Builders to construct additional floors or structures in the manner the Builders deem fit including by availing full benefits of the FSI available on the said property. The Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Builders that the Purchaser shall not protest, object to or obstruct the execution of such work nor the Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s. The Purchaser shall extend his co-operation to the Builders for further construction on the said property. The Builders are at liberty to amend and/or modify the plans without affecting the said premises hereby sold to the Purchasers;

b) The layout, scheme of development of the said property, the location and dimension of plans, and specifications are tentative and may vary. The Builders shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said property, layout, relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities, without adversely affecting the actual area of the said amenities and facilities as the Builders may deem fit in its sole discretion or if the same is required by the concerned authority;

if the Floor Space Index, by whatever name or form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property (b) on account of Transfer of Development



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Rights (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors or (c) under the varied Government/Semi-Government Schemes, then in such event, the Builders shall be entitled to construct such additional buildings/wings/floors as per the revised building/s plans. The Purchaser expressly consents to the same as long as the total area of the said flat is not reduced. This consent shall be considered to be the Purchaser's consent contemplated under the provision of MOF Act or any such similar Laws that may be enacted or have been enacted.

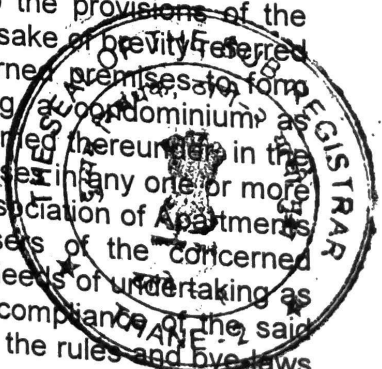
d) the location of the common areas and amenities is a provisional one. The Builders are entitled and authorized to alter/modify the layout of the said property, including to alter relocate or reshape the common areas and amenities shown in the presently approved layout provided that the size or area of the common area and amenities shall not be reduced.

e) the Builders shall always have the right and be entitled to purchase and acquire further Transfer of Development Rights from the market and consume the same on the said property and construct additional structures, make alterations and deal with the same in the manner the Builders deem fit and proper and the Purchaser hereby consents to the rights of the Builders mentioned above as well as the rights of the Builders to revise and modify the building plans from time to time as far as it does not adversely affect the said Premises of the purchasers and the structure of the building.

f) on completion of the development of the said property, a society under the Maharashtra Co-operative Societies Act, 1960 ("Society") or a condominium ("Condominium") under the Maharashtra Apartment Ownership Act, 1970 ("MAO Act") or a limited company under the Companies Act, 1956 shall be formed in respect of the said Building and other buildings that may be constructed on the said property (the "Organisation") by the Builders. The Builders, at their option may form one society in respect of said three buildings or form separate society in respect of each building if the Builders decide to form society. In the event of the Builders forming a separate society, in respect of each building, they may grant separate lease in respect of the plinth area of each building in favour of each society. If one society is formed then the Builders shall execute conveyance/Lease in favour of such one society and if separate society of each building is formed then the Builders shall execute conveyance/Lease in favour of such three societies jointly. The nature of the organization to be formed in respect of the buildings to be constructed on the said property and the type of transfer documents to be executed in favour of the organization to be formed in respect of the buildings to be constructed on the said property shall be determined at the sole discretion of the Builders.

g) as the said property are being developed as one property, in the event of Builders granting separate lease in respect of each building, in the event of sub-divide the said property, as such the Purchasers shall not be entitled to ask for sub-division of the said property;

h) the Builders shall also have a right to submit the said Building as well as the other buildings to be/being constructed on the said property to the provisions of the Maharashtra Apartment Ownership Act, 1970 (hereinafter for the sake of brevity referred to as "MAO ACT") and to require the Purchaser of the concerned premises to form themselves into an Associations of Apartment Owners being a condominium as contemplated under the provisions of MAO Act and the Rules framed thereunder in the event of the Builders determining that, the Purchaser of the premises in any one or more Buildings on the said property should form themselves into an Association of Apartments Owners as contemplated by the MAO ACT, all the Purchasers of the concerned premises shall sign such declarations, agreements, papers and deeds of undertaking as may be required to be signed and executed for enabling the compliance of the said MAO Act. The Purchaser of the premises shall agree to abide by the rules and bye-laws



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ORGANISATION CHARGES:

- i) Rs.700/- towards Share Money
- ii) Rs.61,800/- towards one year deposit maintenance charges (approx).

The maintenance charges mentioned hereinabove is tentative. In case of increase in such costs or any additional costs not envisaged at present, becomes leviable, in such case, the Builders shall demand for and the Purchaser shall pay his share of such increased costs without demur or any protest.

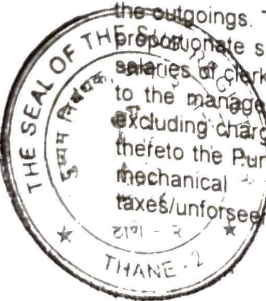
If any taxes i.e. service tax/LBT/VAT is payable on the above the same shall be charged extra.

The Purchaser shall also be liable to pay before taking possession the deposit for the payment of property taxes and water charges for the period of 12 months. The maintenance charges mentioned herein above is excluding the amount of property taxes and water charges.

The Purchaser hereby agrees that he shall not be entitled to question either the quantum of such amount nor claim any interest thereon. It is further specifically agreed by the Purchaser that if any amount on account of Water Meter Deposit, Electricity Meter deposit, Development charges etc. is increased by the Concerned Authority till the Purchaser takes the possession of the said flat from the Builders, then in such event, such differential amount (i.e. amount increased by the Concerned Authority less amount, if any, mentioned hereinabove) shall be borne & paid by the Purchaser.

23. Notwithstanding anything to the contrary contained in this Agreement, the Purchaser hereby agrees to contribute to pay his proportionate share towards the costs, charges, expenses, Municipal Taxes and outgoings in respect of the said flat being agreed to be sold hereunder. Such share is to be determined by the Builders having regard to the area of each premises. The Purchaser will not be entitled to ask for adjustment of the deposit amounts mentioned herein against the expenses, Municipal taxes and out goings.

24. (A) Commencing a week after the information in writing is given by the Builders to the Purchaser that the said flat is ready for use and occupation, the Purchaser shall be liable to bear & pay the proportionate share (i.e. in proportion to the floor area of the flat) of the outgoings in respect of the said property and building namely taxes, betterment charges or such other levies by the concerned local authorities and /or Govt., water charges, insurance, common lights, repairs and salaries of clerks, watchmen, sweepers, and all other expenses necessary and incidental to the management and maintenance of the said property and the said building. Until the organisation is formed and the said property and the said building transferred to it, the Purchaser shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchaser further agrees that till his share is so determined he shall pay to the Builders provisional monthly contributions of Rs. 5,150/- per month towards the proportionate share of the said flat towards charges including common lights, repairs, salaries of clerks, watchmen, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and the said building but excluding charges to maintain the stack / puzzle mechanical parking facility. In addition thereto the Purchaser shall also pay the amount deposit of maintenance stack / puzzle mechanical parking facility, property taxes, water charges and any other taxes/unforeseen charges on or before taking possession of the said flat and as and



when demanded by the Builders shall not carry any interest and Lease is executed in favour of the Sec 6 of the MOF Act, on deposits (less deductions for Builders to the organisation. contribution and such proportion and every month in advance. However, the Builders shall maintenance charges of the is expressly agreed that the case of any increase in expenditure the deposits as above without agrees to pay the amount arranged

(B) The Purchaser/s do maintenance and other charges and provisional and also maintenance charges and other be borne and paid by the liable/responsible for the same

(C) The Purchaser/s do tax on the society charges execution hereof and the rate of service tax on the amount paid by the Purchaser/s also the same in any manner whatsoever

(D) It is specifically and the Purchasers shall be liable the Flat agreed to be purchased by the Purchaser/s to possession of the actual possession of the understood by the Purchaser the possession of the Flat by the Builders in writing outgoings and other charges the date the Builders intimate

(E) If, the Purchaser permits any such additions stability is affected or the plumbing lines are choked done by the Purchaser or Purchaser, such as extending converting to usable space that, any penalty, delay in its detrimental/affects other financial loss and/or legal all the right to claim / recover against the Purchaser/organ good those losses/damage

MRJor

43. All notices to be served on the Purchaser as Contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser by registered post A.D./under certificate of posting at his address specified below:

Mrs. Manjari Pawar & Mr. Mayur Pawar
C/7, 3:2, Sector-15, Akshay CHS, Airoli,
Navi Mumbai 400708

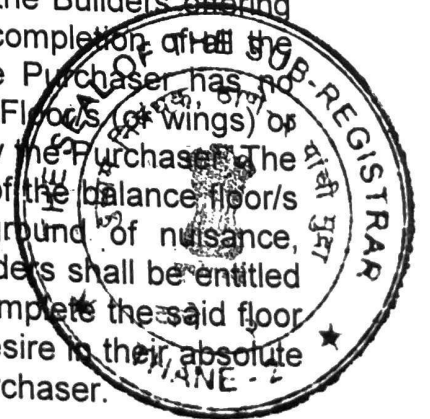
44. The registered office of the Builders is at A/5 Satnam Apartment, L. T. Road, Mulund (East) Mumbai - 400 081, however all correspondence shall be served on the Builders at the administrative address specified in the title clause.

45. The Builders, their nominees or assigns shall be entitled to reserve enjoy and/or grant or give such right of way and passage from the said property for the purpose of going to and coming from the other property including the plots of land which may be developed by the Builders or its nominees and assigns at all time of day or night and for all purposes with or without animals, carts, carriages, wagon, motor cars or any vehicle laden or unladen into, upon or over the said property at such places thereon as the Builders may decide and enjoy and/or to give right to lay the service lines including water/drainage pipes, drainage chambers, electric cables etc. in to under over or upon the said property at such places as the Builders may decide to any one or more persons occupants and/or persons claiming through them or him on such terms and conditions as the Builders may deem fit and the Purchaser and the organisation to be formed shall be bound by the same and shall not raise any objection whatsoever. It is specifically confirmed agreed and declared by the Purchaser that he has agreed to purchase the said flat knowing fully well such rights of the Builders which shall continue to subsist even after formation of the said organisation and execution of Leases and/or Conveyances in favour of the organisation and necessary clause containing such rights shall be incorporated in the Leases and/or Conveyances to be executed in favour of the organisation.

46. The Purchaser shall have no claim, save and except in respect of the said flat, common areas and facilities and limits hereby agreed to be acquired i.e. all other areas including terrace and open spaces around the said building and the balance portion/s of the said property will remain the property of the Builders until the said property and buildings are transferred to the organisation as herein provided subject to the rights of the Builders as contained in this Agreement.

47. The Purchaser shall, at no time, demand partition of his interest in the said building and/or said property, it being hereby agreed and declared by the Purchaser that his such interest in the said flat is impartable.

48. The Purchaser hereby expressly agrees and covenants with the Builders that in the event of all Floors (or the wings) of the said proposed building on the said property being not ready for occupation simultaneously and in the event of the Builders offering license to enter upon the said flat to the Purchasers earlier than completion of all the floors and wings on the said property then and in that event the Purchaser has no objection to the Builders completing the construction of the balance Floor/s (or wings) of building on the said property without any interference or objection by the Purchaser. The Purchaser further confirms that he shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Builders on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Builders shall be entitled to either by themselves or through their nominee, construct and complete the said floor or floors or wing/s or building/s on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser.



THE FOURTH SCHEDULE ABOVE REFERRED TO
(The said Second Plot)

ALL THAT portion of land admeasuring 510 sq. mtrs. out of the said Second Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(The said Property)

ALL THAT PORTION of land admeasuring 3850 sq. mtrs. out of land bearing Survey No.242 Hissa No.1/1C/1 admeasuring 4360 sq. mtrs. plus portion of land admeasuring 510 sq. mtrs. out of the land bearing Survey No.70 Hissa No.26 admeasuring 1720 sq. mtrs. agreeing to 4360 sq. mtrs. situate lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written

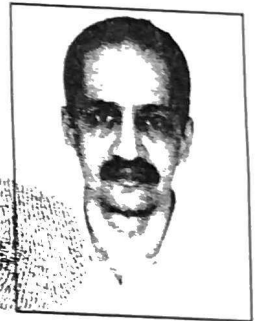
SIGNED, SEALED AND DELIVERED)
by the withinnamed Builders)
M/S. AKSHAR UNNATHI ASSOCIATES)
through its Member)
Shri. **SHYAMAL V. MODY**)

For AKSHAR UNNATHI ASSOCIATES
Shyamal Mody
M.P. Dedhia
Authorized Signatory

Shri. MUKESH P DEDHIA)

in the presence of ...

1. Suraj more *Smore*



2. Dinesh Shelavie *DShelavie*

SIGNED, SEALED AND DELIVERED
by the withinnamed CONFIRMING PARTY

- 1) MR. RAJAN N. BANDELKAR
- 2) MR. KUSHAL K. SHAH
- 3) MR. SHYAMAL V. MODY

For self & POA Sr. No. 282
Shyamal Mody



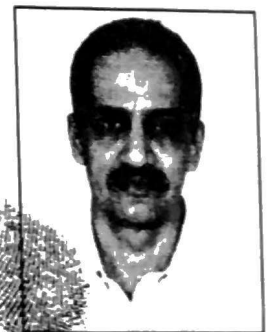
- 4) MR. DHIRAJ P. SHAH
- 5) MR. MUKESH P. DEDHIA

M.P. Dedhia

For self & POA Sr. No. 4

in the presence of ...

1. Suraj more *Smore*



2. Dinesh Shelavie *DShelavie*

SIGNED, SEALED AND DELIVERED
by the withinnamed Purchaser/s

1. Mrs. Manjari Pawar

)

)

)

Manjari Pawar



2. Mr. Mayur Pawar

)

Mayur Pawar

in the presence of

)

1. *Suraj more* *more*

2. *Dinesh Shelar* *Shelar*



RECEIPT

Received of and from the withinnamed Purchaser, a sum of Rs. 2,00,000/-
(Rupees Two Lakh Only) in by cheque being the amount of part payment
payable by the purchaser to us.

Cheque No. : 406314

Dated : Jun 12, 2016

Drawn on : KARNATAKA BANK LTD
(subject to realisation of cheque).

Branch: Belgaum

WE SAY RECEIVED

M/S. AKSHAR UNNATHI ASSOCIATES

Shyamal Noddy
AUTHORISED SIGNATORY

M.L. ...

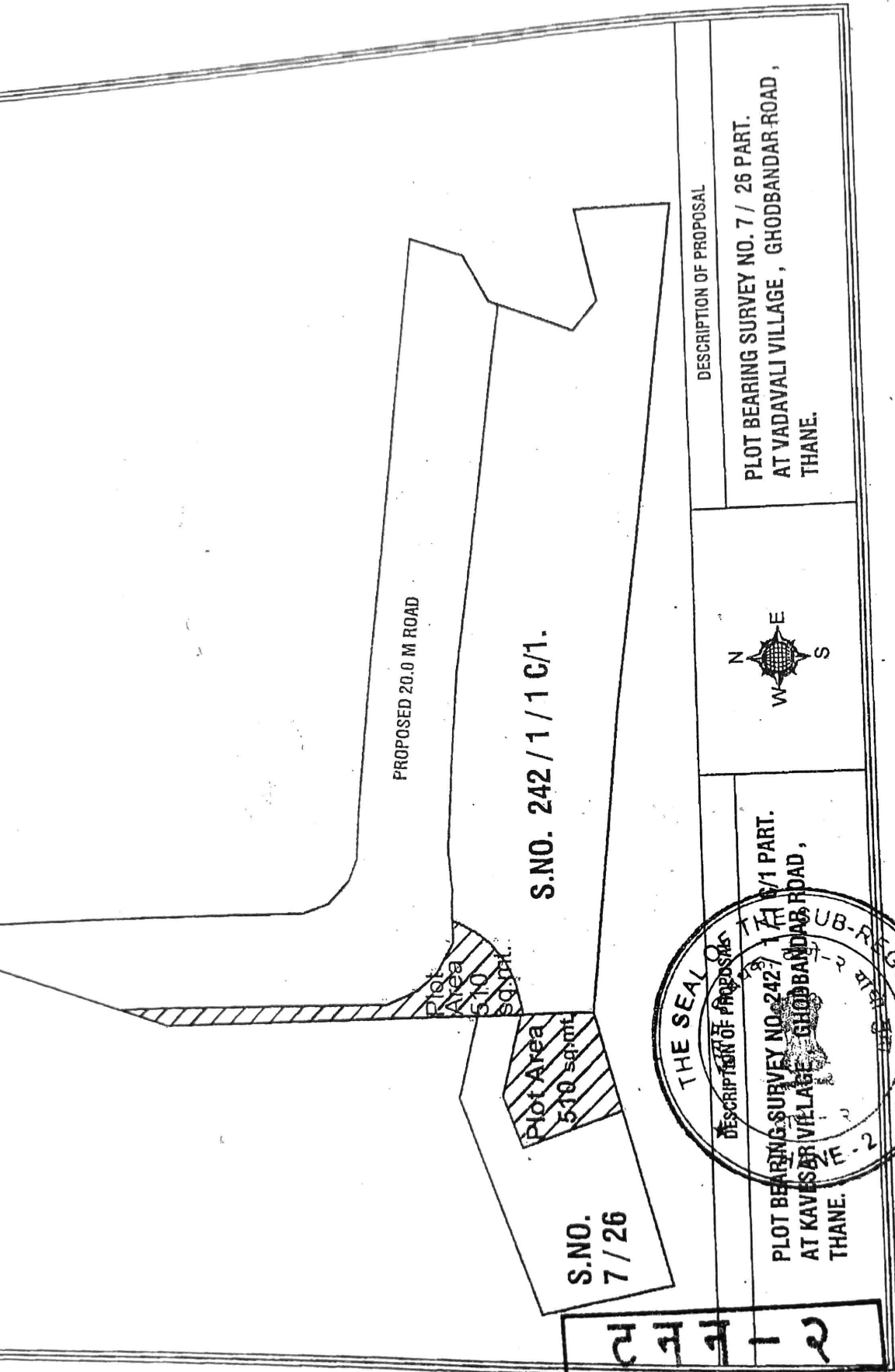


Witnesses

1. *Suraj more* *more*

... Mahanashtra, India

against Flat N



DESCRIPTION OF PROPOSAL

PLOT BEARING SURVEY NO. 7 / 26 PART.
AT VADAVALI VILLAGE, GHODBANDAR ROAD,
THANE.

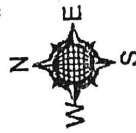
THE SEAL OF THE SUB-REGISTRAR
DESCRIPTION OF PROPOSALS
PLOT BEARING SURVEY NO. 242 / 1 / 1 C/1 PART.
AT KAVESAR VILLAGE, GHODBANDAR ROAD,
THANE.

S.NO.
7 / 26

Plot Area
5.10 sq.mt.

PROPOSED 20.0 M ROAD

S.NO. 242 / 1 / 1 C/1.



त न न - २

दस्त क्रमांक ८८०५ / २०१६

४९ / १४०

1	Customer Name
2	Appl No
	Property Address

ANNEXURE 'B'

Certificate No. 00117



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg No. C3, (St+ 14th flrs.), C4 (St+ 1th flr.)

V. P. NO. C 24/5141/12

TMC / TDD / 0736 / 13

Date: 2/1/2013

To, Shri/Smt. Jiten M. Mukadam
(for G. S. M. Markadam & Associates)

Shri. Shri. Rajan Bandelkar & Others (Owners)
for M/s A'shar Unnathi Associates

With reference to your application No. 4458 dated 03/09/2012 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building Nos Above in village Kavesar & Vadavli No. VI Situated at Road / Street No. / C.T.S. No. / P.P. No. S.No. 242/1/1 C & 7/26

20.00 m. D. P. RD.

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) सी.एन. पूर्वी अग्निशमन विभागाचा साहकत दाखला सादर करणे आवश्यक.
- 6) सी.एन. पूर्वी मोकळ्या जागेचा लक्ष भरणा करणे आवश्यक राहिल.
- 7) सी.एन. पूर्वी विरेणू बांधकामाची माहिती दर्शविणारा माहिती फलक जागेवर लावावा व तो वापर परवान्यापर्यंत राहिले पाहिजे.
- 8) काम सुरु करण्यापूर्वी नियोजित इभारतीची संरचना हि भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एस. कोड अन्वये केल्याचे प्रमाणपत्र, त्यानुसार काम केल्याचे प्रमाणपत्र ज्योत्यापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक राहिले पाहिजे.



WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No.

Office Stamp

Date

सन - २

Yours faithfully,

- १) जोता प्रमाणपत्रापूर्वी विनशेती दाखल
- २) ज्योत्यापूर्वी भूखंडाच्या हद्दीवर कुंप
- २१) ज्योत्यापूर्वी मॅट्रॉम वॉटर ड्रेनेज बा
- केल्याचे प्रमाणपत्र वापर परवान्यापु
- २२) वापर परवान्यापूर्वी आर.जी विकास
- २३) वापर परवान्यापूर्वी वृक्ष, पाणी,
- २४) वापर परवान्यापूर्वी मैन वॉटर हावे
- २५) वापर परवान्यापूर्वी सौर उर्जेद्वारे
- २६) वापर परवान्यापूर्वी उद्वहन यंत्र
- २७) नियमानुसार आवश्यक ने जुल्य
- २८) भूखंडाचे मालकीबाबत कोणते
- विकासकर्ते यांनी स्वखर्चाने क
- २९) वापर परवान्यापूर्वी सर्व प्लॅट
- २०) जोता प्रमाणपत्रापूर्वी स. क्र. ५
- Development Rights चे
- सादर करणे आवश्यक राहिले

Office No. सावधान
Office Stamp नुसार बांधकाम
दखल नसल्याने नियमावलीनुसार
परवान्याचा न घेता बांधकाम वापर
प्रादेशिक व नगर रचना अधिनि
अनुसार दखलपत्र मुद्दा आहे.
जास्त ३ वर्षे कैद व रु. १०००/-

Copy to:-
Dy. Municipal Commissioner
E.E.-(Encroachment)
Competent Authority (U.L.
For Sec. 20, 21 & 22 if req
TILR for necessary correc
Land is affected by Road,

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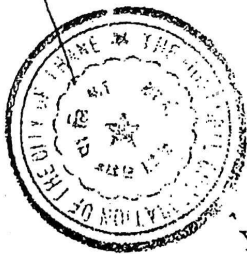
ou.

व तो वापर

य.एस. कोड


न्यापूर्वी सादर

- ९) जोता प्रमाणपत्रापूर्वी बिनशेती दाखला सादर करणे आवश्यक.
- १०) ज्योत्यापूर्वी भूखंडान्या हद्दीवर कुंपण भिंत बांधणे आवश्यक आहे.
- ११) ज्योत्यापूर्वी स्ट्रॉंग वॉटर ड्रेनेज बाबतचा नकाशा ड्रेनेज विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावे.
- १२) वापर परवान्यापूर्वी आर.जी विकासीत करावे.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी, व ड्रेनेज विभागाकडील नाहरकत दाखले सादर करावे.
- १४) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टींगची तरतुद करावी.
- १५) वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.
- १६) वापर परवान्यापूर्वी उद्वाहन यंत्राबाबत संबंधीत शासकीय विभागाचा दाखला सादर करावा.
- १७) नियमानुसार आवश्यक ते शुल्क वेळोवेळी भरणे आवश्यक.
- १८) नियमानुसार आवश्यक ते शुल्क वेळोवेळी भरणे आवश्यक.
- १९) भूखंडाचे मालकीबाबत कोणतीही तक्रार प्राप्त झाल्यास / दावा दाखल झाल्यास त्याचे निराकरण विकासकर्ते यांनी स्वखर्चाने करावयाचे आहे. त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- २०) वापर परवान्यापूर्वी सर्व प्लॅट करीता तळ मजल्यावर लेटर बॉक्सेस बसविणे आवश्यक राहिल.
- जोता प्रमाणपत्रापूर्वी स. क्र. ७/२६ व २४२/१/१ क याचे बाबत Agreement of Exchange Development Rights चे क्लरा नुसार सुधारीत ७/१२ उतारे व २४२/१/१ क चे सुधारीत TILR सादर करणे आवश्यक राहिल.



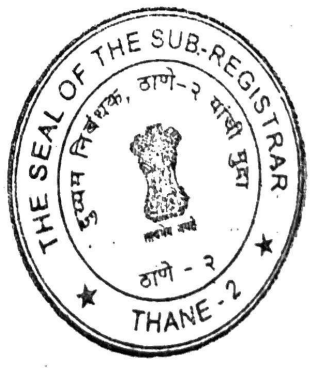
Your's faithfully,

Office No. सावधान
अनुसार बांधकाम न करणे तसेच
नियंत्रण नियमावलीनुसार आवश्यक त्या
प्रमाणे वा घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम २२
अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कॅद व रु ५०००/- दंड होऊ शकतो."


Executive Engineer
Town Development Department
Municipal Corporation of
The City of Thane.

Copy to:-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.



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ANNEXURE 'C'

Page 1 of 4

क्र.महसूल/क-१/टे-१/मौजे कावेसर/एनएपी/एसआर-४०/२०१३
जिल्हाधिकारी कार्यालय, ठाणे
दिनांक ८/६

बाबत :-

१. अर्जदार मे.अक्षर उन्नाती असोशिएट तर्फे मॅबर श्री.राजन नारायण बांदेलकर व इतर-४ रा.लक्ष्मीनारायण रेसीडन्सी, पोखरणरोड नं.२, प्रभाकर कुंठे मार्ग, ठाणे प. तालुका व जिल्हा ठाणे यांचा दिनांक २०/०२/२०१३ रोजीचा अर्ज
२. कार्यकारी अभियंता, ठाणे महानगरपालिका, ठाणे यांचेकडील बांधकाम परवानगी व मंजूर आराखडे पत्र व्हीपी नं.एस-०६/०१४१/ टिएमसी/ टिडीडी/ ०७३६, दिनांक ०२/०१/२०१३
३. तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी व स्थळपाहणी अहवाल पत्र क्र.महसूल/क-१/टे-२/जमीनबाब/ एसआर-२९/१३, दिनांक १६/०३/२०१३
४. दैनिक महाराष्ट्र जनमुद्रा व जनमत, दिनांक ०१/०३/२०१३ रोजी वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा
५. मा.उच्च न्यायालयातील रिट याचिका क्र.२६८/२००९ मधील दिनांक ०८/०९/२००९ रोजीचे आदेश
६. या कार्यालयाकडील विहित नमुन्यातील अर्जदार यांनी दिनांक १३/०२/२०१३ रोजीचे सादर केलेले नोटरी हमीपत्र
७. नगर विकास विभागाकडील दिनांक ०१/०४/२००८ नुसार विहित नमुन्यातील दिनांक १३/०२/२०१३ रोजीचे सादर केलेले नोटरी हमीपत्र
८. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ३ रा मजला ठाणे यांचेकडील पत्र क्र.भुसं/लपा/टे-२/एसआर क्र.३५६०, दिनांक १३/०३/२०१३
९. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ५ रा मजला यांनी यांचेकडील पत्र क्र.भूसंपादन/एसआर/टे-१/वशी-२१२, दिनांक १४/०३/२०१३
१०. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प, ३ रा मजला यांचेकडील पत्र क्र.भूसंपादन/टे.नं.२/सी-१५१८८, दिनांक १२/०३/२०१३
११. उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर क्रमांक ३ ठाणे यांनी यांचेकडील पत्र क्र.भूसं/मे.सं.३/एसआर-१५४, दिनांक १४/०३/२०१३
१२. भूसंपादन विशेष अधिकारी, विशेष घटक, ठाणे यांनी यांचेकडील पत्र जा.क्र. भुसंविअ/नाहदा/३३४, दिनांक १३/०३/२०१३
१३. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांनी यांचेकडील पत्र क्र.टिडी/टे-५/भूसंदा/कावि/एसआर-८१/२०१३, दिनांक ०७/०३/२०१३

आदेश :-

ज्या अर्थी मौजे कावेसर तालुका व जिल्हा ठाणे येथील खाजगी जमीन स.क्र.७/२६, क्षेत्र १७२०-०० चौ.मी. व स.क्र.२४२/१/१क, क्षेत्र ५५६०-०० चौ.मी. असे एकूण एकंदर क्षेत्र ७,२८०-०० चौ.मी. पैकी प्लॉट बी चे क्षेत्र ४,३६०-०० चौ.मी. वर ठाणे महानगरपालिकेने मंजूर केलेल्या बांधकाम आराखड्यानुसार बिनशेती परवानगी मिळण्याकामी उपोदघातातील अनुक्रमांक १ अन्वये अर्ज दाखल झाला आहे.

आणि ज्याअर्थी दिनांक ०१/०३/२०१३ रोजीच्या दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रात जाहिरनामा प्रसिध्द करून अकृषिक परवानगीच्या अनुषंगाने १५ दिवसांच्या मुदतीत हरकती मागविण्यात आल्या होत्या. परंतु सदर मुदतीत कोणतीही हरकत या कार्यालयाकडे दाखल झाल्याचे दिसून येत नाही.

ज्याअर्थी, जिल्हाधिकारी ठाणे मला प्रदान केलेल्या अधिकारांचा वापर करून महानगरपालिकेकडे मंजूर बांधकाम आराखड्यानुसार, महाराष्ट्र जमीन महसूल अधिनियम, १९६६चे कलम ४४ नुसार मौजे कावेसर तालुका व जिल्हा ठाणे येथील येथील खाजगी जमीन स.क्र.७/२६, क्षेत्र १७२०-०० चौ.मी. पैकी ५१०-०० चौ.मी. व स.क्र.२४२/१/१क, क्षेत्र ५५६०-०० चौ.मी. पैकी ३८५०-०० चौ.मी. असे एकूण एकंदर क्षेत्र ४,३६०-०० चौ.मी. ज्यास उपोदघातातील अनुक्रमांक २ वर नमुद ठाणे महानगरपालिकेच्या बांधकाम आराखड्यात प्लॉट क्र.बी वर दर्शविलेले आहे या क्षेत्रास रहिवास प्रयोजनासाठी खालील अटी व शर्तीवर बिनशेती परवानगी देण्यात येत आहे.

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधीन ठेवून देण्यात आलेली आहे.
२. अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) अशा जमिनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली

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दस्त क्रमांक.५०५/२०१६

४४/२०१६

- १) जोता प्रमाणपत्रापूर्वी बिनशेती दाखल
- १.०) ज्योत्यापूर्वी भूखंडाच्या हद्दीवर कुंपण
- १.१) ज्योत्यापूर्वी स्ट्रॉम वॉटर ड्रेनेज बाबत केलेल्या प्रमाणपत्र वापर परवान्यापूर्वी
- १.२) वापर परवान्यापूर्वी आर.जी विकास
- १.३) वापर परवान्यापूर्वी वृक्ष, पाणी, व
- १.४) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्ट
- १.५) वापर परवान्यापूर्वी सौर उर्जेद्वारे प
- १.६) वापर परवान्यापूर्वी उद्वाहन यंत्रा
- १.७) नियमानुसार आवश्यक ते शुल्क
- १.८) भूखंडाचे मालकीबाबत कोणतीही विकासकर्ते यांनी स्वखुचिनी कर
- १.९) वापर परवान्यापूर्वी सर्व प्लॅट क
- २.०) जोता प्रमाणपत्रापूर्वी स. क्र. ७/ Development Rights चे क सादर करणे आवश्यक राहिल

Office No. सावधान

Office No. सावधान
नुसार बांधकाम न
नियंत्रण नियमावलीनुसार
न प्रेता बांधकाम वापर
प्रादेशिक व नगर रचना अधिनियम
अनुसार दग्वलपात्र गुन्हा आहे.
जात ३ वर्षे कैद व रु ५,०००/-

Copy to:-

1. Dy. Municipal Commissioner
2. E.E. (Encroachment)
3. Competent Authority (U.L. For Sec.20, 21 & 22 if requ
4. TILR for necessary correct Land is affected by Road, V

र-४०/२०१३

व इतर-४
जिल्हा ठाणे

नुर आराखडे

सूल/क-१/टे-

जाहिरनामा
नीचे आदेश
सादर केलेले

३/०२/२०१३

भूसंलपा/टे-

कडील पत्र

भूसंपादन/

कडील पत्र

भूसंविअ

टिडी/टे-५/

पत्र १७२०-

०० चौ.मी.

बांधकाम

र्ज दाखल

वृत्तपत्रात

विण्यात

नाही.

पालिके

म ४४

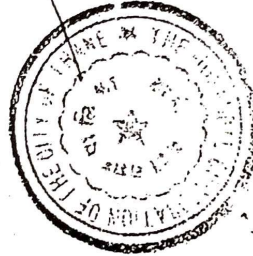
२०-००

से

ठाणे

हवास

- १) जोता प्रमाणपत्रापूर्वी बिनशेती दाखला सादर करणे आवश्यक.
- १०) ज्योत्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक आहे.
- ११) ज्योत्यापूर्वी स्ट्रॉम वॉटर ड्रेनेज बाबतचा नकाशा ड्रेनेज विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावे.
- १२) वापर परवान्यापूर्वी आर.जी विकासीत करावे.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी, व ड्रेनेज विभागाकडील नाहरकत दाखले सादर करावे.
- १४) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करावी.
- १५) वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.
- १६) वापर परवान्यापूर्वी उद्वाहन यंत्राबाबत संबंधीत शासकीय विभागाचा दाखला सादर करावा.
- १७) नियमानुसार आवश्यक ते शुल्क वेळोवेळी भरणे आवश्यक.
- १८) भूखंडाचे मालकीबाबत कोणतीही तक्रार प्राप्त झाल्यास / दावा दाखल झाल्यास त्याचे निराकरण विकासकर्ते यांनी स्वखर्चाने करावयाचे आहे. त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- १९) वापर परवान्यापूर्वी सर्व प्लॅट करीता तळ मजल्यावर लेटर बॉक्सेस बसविणे आवश्यक राहिल.
- २०) जोता प्रमाणपत्रापूर्वी स. क्र. ७/२६ व २४२/१/१ क याचे बाबत Agreement of Exchange Development Rights चे क्वारा नुसार सुधारीत ७/१२ उतारे व २४२/१/१ क चे सुधारीत TILR सादर करणे आवश्यक राहिल.



Your's faithfully,

Office No. सावधान

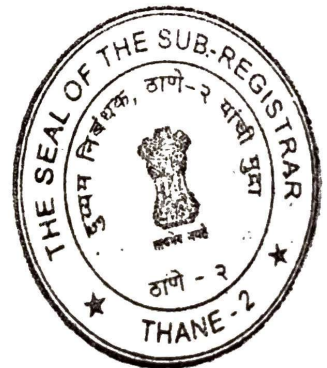
Office No. सावधान
नुसार बांधकाम न करणे तसेच
नियंत्रण नियमावलीनुसार आवश्यक त्या
प्रमाणे न घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम २२
अनुसार दग्वलपात्र गुन्हा आहे. त्यासाठी जारनीत
जात ३ वर्षे कैद व रु ५०००/- दंड होऊ शकतो."

Executive Engineer

Town Development Department
Municipal Corporation of
The City of Thane.

Copy to:-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.



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11/2016



MUNICIPAL CORPORATION OF THANE

Development Right Certificate

I, Shri: R. A. Rajeev

MUNICIPAL COMMISSIONER OF THANE

Certify that the person(s) within named in this certificate is/are the registered holder(s) of the DEVELOPMENT RIGHT CERTIFICATE issued subject to the provision of the Appendix 'W' of the Development Control Regulations for the Thane, 1994.

- (1) Location & details of the land surrendered: S.No. 244/3, 4, 5/277, 14/1, 14/3 & 15 of Village Kavesar, Tal. Dist. Thane.
- (A) Area of the land in Sq. Mts: 9080.00 Sq. Mtrs.
- (B) Land handed over to IMC/GOVT: 345, date 28/02/2012
Vide Possession Receipt No. & Date
- (C) Number & Date of Order issued by the Additional Collector & Competent Authority Urban Land (Ceiling & Regulation) Act, 1976: No. Najaka-1/12/2007, Dt. 10/10/2008/PK-1/2008/Naajakada -1, Dt. 1/03/2008.
- (D) Number & Date of the Order issued by the Government: ---
In case of surplus vacant land:
- (2) Zone of the Land surrendered: Residential
- (3) Reservation of Land surrendered: Park Res. No. 3
- (4) The area where D.R.C. can be utilised. As per Appendix "W" of D.C. Regulation 1994 for Thane Municipal Corporation, Thane.

Folio No: TDR/6/Park Res. 3/68/2008

Certificate No.

TDR/SECTOR VI

RESERVATION

153

Name(s) of the DRC Holder(s):

- 1) Shri. Janardan K. Shinge & others
- 2) Shri. Jayram Kaluram Raut
- 3) Shri. Bakir Jasudin Sharmar & others
- 4) Shri. Jaywant A. Patil & others
- 5) Shri. Mangal S. Daki & others

Through P.O.A. Holder Shri. Rajan Mandelkar & Mr. Vijay Modi, Partner of M/S. Unmathi Estate.

F.S.I. Credit of built-up area in Sq. Mts. (In figures) 9080.00 Sq. Mtrs.
(In words) Nine Thousand Eighty Sq. Mtrs. Only

Given under Common Seal on this 18th Day of pcc Year 2012

Director of Town Planning
Thane Municipal Corporation,
THANE.

Rajeev
MUNICIPAL COMMISSIONER
For the City of Thane

COLOUR COPY



Certificate No.
001866

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Amended

Bldg No. C3 (Gr. Pt. St. pt.+ 14th & 15th pt. flrs.), C4 (Gr. Pt. St. pt.+ 15th flrs.)
By Utilizing DRC No. 153 (Reservation)

V. P. No. S 06/0141/12 TMC / TDD / 1121/14 Date: 28/03/2014
To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godbole Mukadam & Associates)
Shri Shri. Rajan Bandelkar & Others (Owners)
for M/s Akshar Unnathi Associates

With reference to your application No. 9316 dated 30/12/2013 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Kavesar & Vadavli Sector No. VI Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. _____
S.No. 242/1/1 C & 7/26

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- ५) ठामपा/शिविवि/०७३६/१३ दि.२/०१/२०१३ रोजीचे परवानगी / सीसी मधील अटी अण्णावर बंधनकारक राहतील.
- ६) वापर परवान्यापूर्वी सदर स्टॅक व पझल पार्कींग व्यवस्था कार्यन्वित करून संबधित विभागाचा दाखला सादर करणे आवश्यक राहिल
- ७) फिटनेस सेंटरचा वापर सोसायटीतील सभासदांपुरते सिमीत असून त्याचा वाणिज्य वापरासाठी उपयोग होणार नाही याची जबाबदारी विकासक / संबधित सोसायटीची राहिल

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT. 1966

Office No. _____

Office Stamp _____

Yours faithfully,



ANNEXURE 'F'

STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT
R.C. TIPNIS
B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

Ref: 2058/CV/04

TO WHOM SO EVER IT MAY CONCERN

- 1) NAME OF PROJECT : PARK VIEW
- 2) BUILDING TYPE : C 3 & C4
- 3) NAME OF COMPANY : M/s. Akshar Unnathi Associates
- 4) LAND DETAILS : S. No 242/1/1C/1 Village Kavesar
S. No 7/26 Village Vadavali
- 5) TMC APPROVAL : V.P. No. S06/0141/12/ TMC/TDD
/1121/14 Dt. 28/03/2014.
- 6) ADDRESS : Opp. Saraswati School,
Off Ghodbunder Road,
Village Kavesar & Vadavali,
Thane (W)

This is to confirm that structural design of above said building is done in accordance with ISI893 IS 4326, and 13920 to resist seismic forces.

Thanking you

Yours faithfully

R.C. Tipnis

R C Tipnis
Consulting Structural Engineer
M.C.G.M. Regn. No. STR /13



77-2



Mrs. SURINDER H. RAO
B.A., LL.B.

ADVOCATE HIGH COURT &
NOTARY (Govt. of India)
Reg. No. 2957

OFFICE : SHRI SAIBABA, SHOP NO. 21
COURT NAKA, BHAVANI MARKET
NEAR COLLECTOR OFFICE
THANE (W) - 400 601
MOB.: 90040 31212

DATE : 23 MAY 2014

To,
M/S. AKSHAR UNNATHI ASSOCIATES,
Unnathi Gardens,
Pokharan Road No.2,
Majiwade, Thane (W)

Dear Sirs,

I. I have investigated the title of (A) 1) SHRI RAJAN N. BANDELKAR, 2) SHRI SHYAMAL V. MODY, 3) SHRI KUSHAL K. SHAH, 4) SHRI DHIRAJ POPATLAL SHAH & 5) SHRI MUKESH POPATLAL DEDHIA, having its office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W) (hereinafter referred to as "the said First Owners") in respect of the property more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said First Property") AND (B) SHRI RAMESH MARUTI BHEKRE (hereinafter referred to as "the said Second Owner"), residing at 1st floor Sambhaji Smruti Road, Mumbai Pune Road, Kalwa Thane, is the owner in respect of the property more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Second Property");

II. I have caused searches to be taken at the office of the Sub-Registrar of Assurances at Thane for last 30 years. I have perused the documents of title in respect of the said property.

III. On perusal of the above, it appears that:

I) a) Shri Waman alias Ziprya Joma Tanki (hereinafter referred to as "the said Waman") during his lifetime acquired the property bearing Survey No.242, Hissa No.1(P), admeasuring 20,400 sq. mtrs., situate, lying and being at village Kavesar, Taluka and District Thane (hereinafter referred to as the "said Land") under the provisions of the Tenancy Act.



Mrs. SURINDER H. RAO

B.A., LL.B.

ADVOCATE HIGH COURT &
NOTARY (Govt. of India)
Reg. No. 2957

OFFICE : SHRI SAIBABA, SHOP NO. 21,
COURT NAKA, BHAVANI MARKET,
NEAR COLLECTOR OFFICE,
THANE (W) - 400 601.
MOB.: 90040 31216

DATE: 23 MAY 2014

b) By and under Agreement for Development dated 29/04/1988 (hereinafter referred to as "the said First Agreement") made and executed between M/S. Oorvi Estate and Investment Pvt. Ltd. (hereinafter referred to as "the said Oorvi") therein referred to as the Developers of the One Part and the said Waman & others therein referred to as the Owners of the other part, the Owners therein granted the development rights for and in respect of the Said land to the Developers therein at and for the consideration and upon the terms and conditions therein contained. The said First Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.3157/88.

c) By an order bearing No.TD/6/TNC/S.R.-26/96 dated 02/07/1996 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of section 43(1) of the Tenancy Act, the said Waman was allowed to sell and/or develop the said land.

d) By an order bearing No. Land Survey/DU.R.No.113/2000 dated 02/11/2000 issued by T.I.L.R and as per Hissa Form No.12, the said land has been renumbered as Survey No.242/1/1.

e) By an order No.ULC/TA/TE.NO.4/KAVESAR/SR-86-308 dated 14/01/2004 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the 'Ceiling Act'), the said Waman was declared as Surplus land holder to the extent of 2656 sq. mtrs. out of the said land while 11,994 sq. mtrs. out of the said land was reserved for park and further 5250 sq. mtrs. was reserved for road. The portion admeasuring 500 sq. mtrs. out of the said land was declared retainable (hereinafter referred to as the retainable portion) which falls under residential Zone as per the aforesaid order.



॥ श्री भगवती ॥



Mrs. SURINDER H. RAO
B.A., LL.B.

ADVOCATE HIGH COURT &
NOTARY (Govt. of India)
Reg. No. 2957

OFFICE : SHRI SAIBABA, SHOP NO. 21,
COURT NAKA, BHAVANI MARKET,
NEAR COLLECTOR OFFICE,
THANE (W) - 400 601
MOB.: 90040 31216



DATE : 23 MAY 2014

(IV) The said First property less the said First Plot plus the said Second Plot more particularly described in the Fifth Schedule hereunder written shall henceforth be collectively referred to as 'the said property'.

(V) You have, through your Architect, submitted building plans in respect of the said Property. The Municipal Corporation of city of Thane (hereinafter referred to as 'the Corporation') has sanctioned the plans in respect of the said property and has also issued Commencement Certificate in respect thereof vide V. P. No.S 06/041/12/TMC/TDD/0736/13 dated 02/01/2013.

(VI) By order No.Revenue/K-1/TE-1/Village Kavesar/NAP/SR-40/2013 dated 26/07/2013, the Collector of Thane granted permission for Non-agricultural use in respect of the said property subject to the terms and conditions therein contained.

(VII) By a Deed of Sale/Transfer of Transferrable Development Rights dated 30/08/2013 (hereinafter referred to as 'the said TDR Agreement') made and executed between Shri Janardhan K. Shinge and others therein referred to as the Transferors of the first part, the said Unnathi therein referred to as the Confirming Party of the second part and yourselves therein referred to as the Transferees of the third part, the Transferors therein with the consent and knowledge of the Confirming Parties therein granted, sold, transferred, conveyed and assured unto the Transferees therein and the Transferees therein purchased and acquired from the Transferor therein TDR to the extent of 3480 sq. mtrs. out of 9080 sq. mtrs. issued by the Corporation under DRC bearing No. Reservation 153, Folio No.TDR/6/Park Res.3/68/2008/TDR/SECTOR VI dated 18/12/2012 (hereinafter referred to as 'the said TDR') together with the rights and obligations upon the Transferees therein to use the said TDR as per the provisions of the D.C. Regulations 1994 at or for the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Thane at Thane under Sr.No.6895.



॥ श्री भवानी ॥



Mrs. SURINDER H. RAO
B.A., LL.B.

ADVOCATE HIGH COURT &
NOTARY (Govt. of India)
Reg. No. 2957

OFFICE : SHRI SAIBABA, SHOP NO. 2
COURT NAKA, BHAVANI MARKET
NEAR COLLECTOR OFFICE
THANE (W) - 400 602
MOB.: 90040 31233

DATE: 23 MAY 2014

THE THIRD SCHEDULE ABOVE REFERRED TO :
(The said Second Property)

ALL THAT piece or parcel of land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs., situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(The said Second Plot)

ALL THAT portion of land admeasuring 510 sq. mtrs. out of the said Second Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(The said Property)

ALL THAT PORTION of land being said First Property more particularly described in the First Schedule hereinabove written less the said First Plot more particularly described in the Second Schedule hereinabove written plus the said Second Plot more particularly described in the Fourth Schedule hereinabove written

Dated this 23rd day of May, 2014

Yours faithfully,

Shree

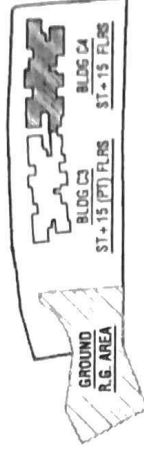
(Advocate)



PARK VIEW

BLDG. C4
STILT + 15 FLOORS

20.0 M WIDE D.P. ROAD



KEY PLAN

FLAT NO. 602

FLOOR NO. 5th

BLDG. NO. C4

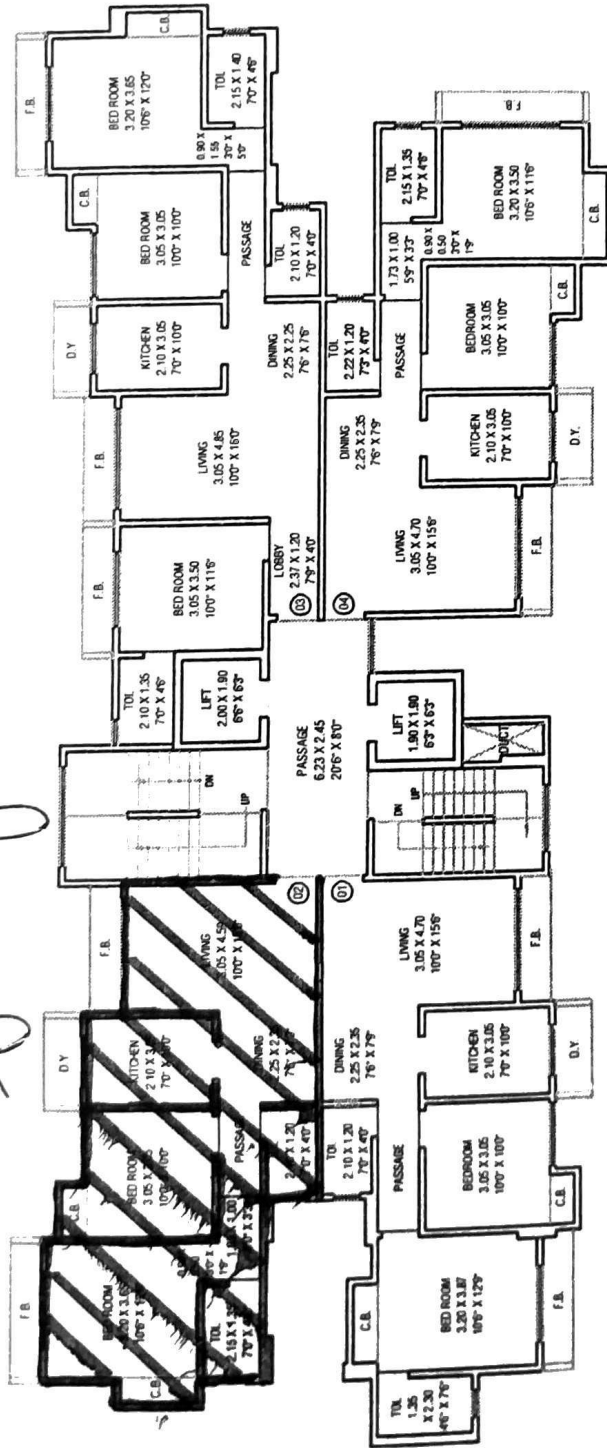
DEVELOPERS :

M/S AKSHAR UNNATHI ASSOCIATES

DESCRIPTION OF PROPOSAL :

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING
S.NO. 242/7/1/7, 7/26, AT VILLAGE, KAVESAR &
VADAVLI, GHOSHUNDER ROAD, THANE (W)

Shyamprakash Nedy



M. J. P.

TYPICAL FLOOR PLAN (1st TO 7th, 9th TO 12th, 14th & 15th)

[Signature]



ADITYA BIRLA



July 04, 2016

ट न न - २
दस्त क्रमांक ६०५ / २०१६
०५ / ०४

To,

Akshar Unnathi Associates
Laxmi Narayan Residency,
Unnathi Gardens III, Opp. Ma Niketan,
Pokhran Road No. 2, Thane (W) 400610.

Dear Sir,

Ref: NOC for creation of mortgage over unit no. 602 of building C4 of the project **Park View** located at Survey No. 242/1/1 C & 7/26 at Village Kavesar & Vadavali, Sector No.VI, Ghodbunder Road, Thane West, Thane - 400610, mortgaged to Aditya Birla Finance Ltd, by way of an Indenture of Mortgage executed by the borrower in favour of Aditya Birla Finance Ltd.

You have informed Aditya Birla Finance Ltd that you have agreed to sell the captioned unit to **Mrs.Manjiri Pawar & Mr.Mayur Pawar.**

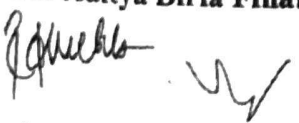
You have requested us to issue NOC for creating a mortgage in favour of SBI in respect of the said unit to enable sale of the said unit to the Purchasers.

We state that we have no objection if the mortgage is created in favour of bank / financial institution/ NBFC from which the purchasers avail the finance in respect of the said unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage as stated herein above over the unit described above in the project "**Park View**", of "**Akshar Unnathi Associates**" in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize "**Akshar Unnathi Associates**" to sell any other unit in the said project without applying to Aditya Birla Finance Ltd.
2. The consent hereby granted is subject to purchasers depositing all the sale proceed payable by him to "**Akshar Unnathi Associates**" as consideration for purchase of the said unit into escrow account which has been opened by "**Akshar Unnathi Associates**" with IndusInd bank for this purpose being A/c No. "**200999621020**" at Mumbai. In case of default by the purchaser in depositing the sale proceeds in the escrow account, Aditya Birla Finance Ltd shall not bound by consent given hereby and shall retain all the rights and claims over the property mortgaged to Aditya Birla Finance Ltd and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,

For Aditya Birla Finance Ltd


Authorized Signatory

Aditya Birla Finance Ltd
Centre, Tower 1, 18th Floor,
Compound, 841, Senapati Bapat Marg,
Road, Mumbai 400 013

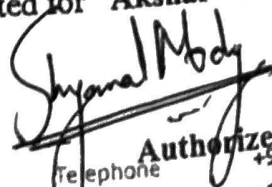


ADITYA BIRLA



FINANCIAL SERVICES

Accepted for "**Akshar Unnathi Associates**"


Authorized Signatory

Telephone +91 22 43567000
Fax +91 22 43567266
Website www.adityabirlafinance.com
Corporate Website www.abfsg.com





Name of the purchasers: Mrs.Manjiri Pawar & Mr.Mayur Pawar

Unit No: C4 – 602

Total Sale consideration: Rs. 7,637,000/-

Cost of flat: Rs. 7,637,000/-

Any other charges: Rs. Nil

Amount received till date: Rs. 1,056,462/-

Carpet Area (in sq ft): 538

Signature

Signature



AND WE DO hereby agree to ratify and confirm all and whatever our said attorneys shall lawfully do or purport to do or cause to be done by virtue of these presents. Dated 19th Augmt. 2014.

SCHEDULE ABOVE REFERRED TO:

(The said Property)

ALL THAT PORTION of land admeasuring 3850 sq. mtrs. out of land bearing Survey No.242 Hissa No.1/1C/1 admeasuring 4360 sq. mtrs. plus portion of land admeasuring 510 sq. mtrs. out of the land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs. aggregating to 4360 sq. mtrs. situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane.

SIGNED, SEALED AND DELIVERED]

By the withinnamed Executant]

1. Shri Rajan N. Bandelkar]

2. Shri Shyamal V. Mody]

3. Shri Kushal K. Shah]



Rajan N. Bandelkar

Shyamal Mody



in the presence

पत्राचे घोषणापत्र

कार धुणे

वक, ठाणे-२

न नोंदणीसाठी सादर करण्यात आले आहे / निष्पादीत करून देणार या नोंदणीसाठी सादर करण्यात आले आहे. सदरचे कथन दुसरे १९०८ चे कलम ८२ अन्वये तसे आहे.

दिलेल्या कुलमुखत्यारपत्राच्या आधारे / निष्पादीत करून देणार या नोंदणीसाठी सादर करण्यात आले आहे. सदरचे कथन दुसरे १९०८ चे कलम ८२ अन्वये तसे आहे.

सही
S.R. Ghur
घोषणापत्र लिहून देणारा

संपूर्ण चौकशी केले आहे

FORM 27
विवाह नोंदणीचे प्रमाणपत्र
CERTIFICATE OF REGISTRATION OF MARRIAGE
(एन एम एम ६(१) व आणि नियम ५)/(See section 6(1)(e) and rule 5)
पति - पवार मयूर प्रकाश
पत्नी - सी-७/३.२, अक्षय को.हौ.सोमावटी, सेक्टर-१५, ऐरोली, नवी मुंबई-४०० ७०८
अणि पत्नीचे नांव - गोवनकोप मंजरी रंगनाथ
गणना - प्लॉट नं. १९९६, नांदोज प्रिंटिंग प्रेस जयवक, मल मारुती एक्सटें., येळगाव-५९००१६.
गाचा विवाह दि. ११/५/२०१४ रोजी झुलेलाल मंदीर, सिंधु भवन, सेक्टर-१९, वाशी, नवी मुंबई येथे विधी संपन्न झाला, त्याची महासष्ट विवाह मंडळाचे विनियम आणि विवाह नोंदणी विधेयक १९९८ अन्वये ठेवण्यात आलेल्या नोंदवहीच्या खंड क्रमांक १२ च्या अनुक्रममांक १७१ वर दिनांक ६/९/२०१४ रोजी माझ्या कडून नोंदणी करण्यात आली आहे.

Certificate of Marriage between (Name of husband) : PAWAR MAYUR PRAKASH
Residing at : C/67/3.2, Akshay CHS., Sector-15, Airoli, Navi Mumbai 400 708
and (Name of wife) : GOVANKOP MANJARI RANGANATH
Residing at : Plot No. 1996, Nr. Nandoj Printing Press, Mal Maruti Extn., Belgaon, Vashi, Navi Mumbai
Solemnized Date 11/5/2014 at (Place) Zulelal Mandir Sindhu Bhavan, Sector-19, Vashi, Navi Mumbai
Registered by me Serial No 171 of volume No. 12 Dated 6/9/2014 of Registered Bureau
Registration of Marrriages Act, 1998.

ठिकाण/Place- Airoli, Navi Mumbai

जा.क्र./नसंख्या/जीथिका/वि.नों. B30048/2014
दिनांक- 06/09/2014



सही / Signature

विवाह उप निबंधक तथा विभाग अधिकारी,
विवाह उप-विभाग कार्यालय अधिकारी,
नवी मुंबई महानगरपालिकेच्या
Registrar of Marriage cum Ward Officer,
Navi Mumbai Municipal Corporation.



ट न न - २

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ शरद आर धुगे या
द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - 2 याचे कार्यालय
करारनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला
आहे. श्री/श्रीमती/सौ श्यामल वि. मोदी व इतर यांनी
दिनांक 22/06/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

माहिती, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहोईन याची मला जाणीव आहे.

ठिकाण : ठाणे

दिनांक १२/०७/२०१८

सही

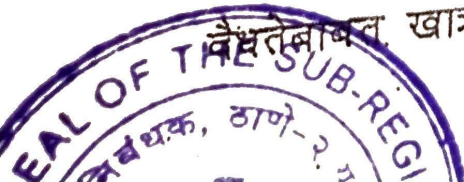
S.R. Ghur

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

मी सादर कुलमुखत्यार पत्राचे सत्यते विषयी संपूर्ण चौकशी केली आहे तसेच

वैधतेबाबत खात्री केली आहे.

M. J. J. J.
परचेसर सही





July 04, 2016

ट न न - २
दस्त क्रमांक ६०५ / २०१६
०५ / ११

To,

Akshar Unnathi Associates
 Laxmi Narayan Residency,
 Unnathi Gardens III, Opp. Ma Niketan,
 Pokhran Road No. 2, Thane (W) 400610.

Dear Sir,

Ref: NOC for creation of mortgage over unit no. **602** of building **C4** of the project **Park View** located at Survey No. 242/1/1 C & 7/26 at Village Kavesar & Vadavali, Sector No.VI, Ghodbunder Road, Thane West, Thane - 400610, mortgaged to Aditya Birla Finance Ltd, by way of an Indenture of Mortgage executed by the borrower in favour of Aditya Birla Finance Ltd.

You have informed Aditya Birla Finance Ltd that you have agreed to sell the captioned unit to **Mrs.Manjiri Pawar & Mr.Mayur Pawar**.

You have requested us to issue NOC for creating a mortgage in favour of **SBI** in respect of the said unit to enable sale of the said unit to the Purchasers.

We state that we have no objection if the mortgage is created in favour of bank / financial institution/ NBFC from which the purchasers avail the finance in respect of the said unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage as stated herein above over the unit described above in the project "**Park View**", of "**Akshar Unnathi Associates**" in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize "**Akshar Unnathi Associates**" to sell any other unit in the said project without applying to Aditya Birla Finance Ltd.
2. The consent hereby granted is subject to purchasers depositing all the sale proceed payable by him to "**Akshar Unnathi Associates**" as consideration for purchase of the said unit into escrow account which has been opened by "**Akshar Unnathi Associates**" with IndusInd bank for this purpose being A/c No. "**200999621020**" at Mumbai. In case of default by the purchaser in depositing the sale proceeds in the escrow account, Aditya Birla Finance Ltd shall not bound by consent given hereby and shall retain all the rights and claims over the property mortgaged to Aditya Birla Finance Ltd and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,

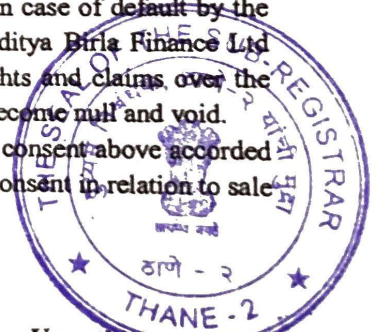
For Aditya Birla Finance Ltd

Authorized Signatory
 Bulls Centre, Tower 1, 18th Floor,
 Hill Compound, 841, Senapati Bapat Marg,
 The Road, Mumbai 400 013



Accepted for "**Akshar Unnathi Associates**"

Authorized Signatory
 Telephone +91 22 43567000
 Fax +91 22 43567266
 Website www.adityabirlafinance.com
 Corporate Website www.abfsg.com





Certificate No.:- 1075

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Building No. C3(Gr.pt + St. pt. + 1st to 14th fl. & 15th Pt. floor)
C4(Gr. Pt. + St. pt 1st to 15th floor) Only

V.P. No. S06/0141/12 TMC/TDD 000 / 0304 / 16 Date 29/11/2016

To,

Jitendra Mukadam (Architect)

(For Godbole Mukadam & Asso.)

Gr. Floor, Nakshatra Heritage, Hindu colony, Brahmin Soc., Naupada, Thane (w)

Shri Rajan Bandelkar & Others for M/s. AksharUnnathi Associates (Owner.)

Sub - Occupation Certificate for Bldg. No. C3(Gr.pt + St. pt.+ 1st to 14th fl. & 15th Pt. floor)
C4 (Gr. Pt + St.pt. +1st to 15th floor)

Ref. V. P. No. S06/0141/12

Your Letter No. 10422 dated 17/11/2016

Sir,

The part/full development/work/erection/re-erection/alteration in of building / part building no.

As Above situated at Kavesar Road / Street Ghodbunder Rd Ward No. _____ Sector _____

No. _____ VI S.No./C.T.S No./F.P.No. 242/1/1C & 726 Village Kavesar & Vadavali under the

supervision of Jitendra K. Mukadam Licensed Surveyor/Engineer/Structural Engineer/Supervisor/
Architect/Licence No. CA/92/14751

may be occupied on the following conditions.

1. ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
2. पाणी पुरवठा विभागाकडून पदेन करण्यात आलेल्या नाहरत दाखल्यातील अटी अपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully,

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) A Tax Dept TMC

**Municipal Corporation of
the city of Thane.**



AKSHAR UNNATHI ASSOCIATES

Laxmi Narayan Residency,
Unnathi Gardens III,
Opp. Ma Niketan, Pokhran Road No. 2,
Thane (W) 400610

Tel.: 022-2173 7001-2.
E-mail : raunakgroup@gmail.com
Website : www.raunakgroup.com

To,
**Mrs. Manjari Pawar &
Mr. Mayur Pawar**
C/7, 3:2, Sector-15, Akshay CHS,
Airoli, Navi Mumbai 400708

Date : 19 DEC 2016

1. With reference to our earlier letter dated 02/12/2016 regarding issuance of Occupation Certificate by the THANE MUNICIPAL CORPORATION to us, We are pleased to hand over to you vacant & peaceful possession of Flat No. **602** on Floor No.6 in Building No. **C4** of "**PARK VIEW**" constructed on the property described in the Schedule hereunder written.
2. You have inspected the entire flat including area, plumbing, painting, and electrical fittings and various amenities and have found the same to be in conformity as set out in the agreement for sale.
3. You are aware that your maintenance for the above flat will start from the date of Dec. 2016.
4. You will not carry any heavy luggage / baggage through lifts and will co-operate for smooth functioning of lift.
5. You will not make any changes in paint or other external features like Doors, Windows & other aesthetics of the building. If any damage is caused to the premises or any fittings or fixtures due to your negligence or misuse, then you shall alone be responsible & liable to make good the loss. Similarly you shall not put any plants on the windows or grills to avoid the dirty water flow downwards spoiling the exterior painting of the building. You will not make any changes in living room or Bedroom-Balcony, Dry yard, as provided by Builder / Developer. You will not fix tiles above chajja, which is outside the Building line.
6. You are aware that we are carrying out development work of the entire property in buildings wise manner and you will not object to the same till the total development is completed in all respect.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces or parcels of land being Survey No. 242/1/1/C/1, of Village Kavesar and Survey No. 7/26 of Village Vadavali, Taluka & District Thane, Registration District and Sub District Thane and within the limits of Thane Municipal Corporation.

Kindly acknowledge receipt of the keys.

For Akshar Unnathi Associates

Authorized Signatory

I/we have received the possession the
Above said flat and received Key no....

Mrs. Manjari Pawar & Mr. Mayur Pawar
(Flat Purchaser's)

CC: Site-in-Charge
please handover keys of Flat No. **602** in Building No. **C4** of "**PARK VIEW**"
to the bearer of this letter, **Mrs. Manjari Pawar**.

ANNEXURE 'B'

Certificate No. 00117



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg No. C3, (St+ 14th flrs.), C4 (St+ 1st flr.)

V. P. NO. 206/5141/12 TMC / TDD 0736/13 Date: 2/1/2013
To, Shri/Smt Jitendra Mulchandani (Architect)
(for G. T. Mirkadam & Associates)
Shri. Shri. Rajan Bandelkar & Others (Owners)
for M/s A'shar Unnathi Associates

With reference to your application No. 4458 dated 03/09/2012 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building Nos Above in village Kavesar & Vadarva No. VI situated at Road / Street S.No. / C.T.S. No. / P.P. No. S.No. 242/1/1 C & 7/26

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- ५) सी.एन. पूर्वी अग्निशामन विभागचा जाहवत दाखला सादर करणे आवश्यक.
- ६) सी.एन. पूर्वी मोकळ्या जागेचा कर भरणा करणे आवश्यक राहिल.
- ७) सी.एन. पूर्वी निर्यात कर जाहवत दाखला सादर करणे आवश्यक राहिल.
- ८) काम सुरू करण्यात आल्यानंतर विद्यमान इमारतीची संरचना हि भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एस. कोड अन्वये केल्याचे प्रमाणपत्र, त्यानुसार काम केल्याचे प्रमाणपत्र ज्योत्वापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक.



PLEASE NOTE THAT THE DEVELOPMENT IN CONVICTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No.

Office Stamp

Date

७ नव - २

Yours faithfully,



१२) वापर परव
१३) वापर परव
१४) वापर परव
१५) वापर परव
१६) नियम
१७) भूक
१८) भूक
१९)
२०)